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# TOWN OF DUNDAS

URBAN/MUNICIPAL

## industrial survey and inventory

august 1979

Prepared by

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SUMMARY OF FINDINGS

The following are highlights of the findings of the INDUSTRIAL SURVEY AND INVENTORY:

- 20% of the Town's present 49 firms were established prior to 1950; 45% were established within the last 8 years;

- due to the Town's proximity to the steel industry in Hamilton, there is a concentration of steel-related manufacturing; 28% of the firms are of a metal fabrication or machinery-related nature;

- most firms are small in operation: 62% employ fewer than 20 persons; most firms are small in size, one-storey structures on small lots: 42% are located on one-acre lots or smaller;

- the majority of employees are male: 1,028 of a total of 1,232 employees are male; the proportion of female employees is greatest in the smaller firms;

- the total of developed industrial lands is 120.39 acres (48.72 hectares);

- most firms (77%) are satisfied with their sites;

- the following were most cited as assets to locating in Dundas: it is a 'nice area', of a suitable size, and conveniently located near major urban centres;

- several firms were concerned with poor access to their site, and/or with lack of room for expansion;

- 20% of the firms indicated that they intended to expand; 12% indicated that they planned to relocate; and

- the following were most cited as reasons for relocating:
  - to be closer to market or parent company
  - to conduct operation not permitted in present zone
  - to acquire larger property on which to expand operation

TABLE OF CONTENTS

Page

SUMMARY OF FINDINGS ..... i)

INTRODUCTION

1.1 Purpose ..... 1
1.2 Organization ..... 1
1.3 Methodology ..... 1
1.4 Definition of Terms ..... 2
1.5 Industrial Growth and Planning Policy ..... 3

SURVEY FINDINGS

2.1 Public Industrial Lands ..... 7
2.2 Undeveloped Industrial Lands ..... 7
2.3 Neighbourhood Summary ..... 11
2.4 Questionnaire Results ..... 19

A) OPERATIONAL CHARACTERISTICS
A.1 Product
A.2 Yr. Established on Site
A.3 Number of Employees
A.4 Hours of operation
A.5 Head office or parent company

B) BUILDING AND SITE
B.1 Ownership of site
B.2 Site area of firms
B.3 Total Building Areas and Gross Floor areas of firms

C) CONCERNS OF LOCATION
C.1 Transportation
C.2 Services
C.3 Satisfaction with site
C.4 Advantages of Site
C.5 Disadvantages of site
C.6 Plans for expansion
C.7 Plans for Relocation

INVENTORY

3.1 Inventory of Firms ..... 25

J. W. Anderson Co. Ltd.
Wm. Buchanan Ltd.
Canhmar-MacDonald Ltd.
Certified Electric

Clarke Production Ltd.
Crown Printing
Daly's Pattern and Mould
Dewitt Movers
Dominion Lightning Rod Co.
Do-Tan Tool and Gauge
Dundas Concrete Products
Dundas Pattern Co. Ltd.
Dundas Ride Centre Ltd.
J. Eaton Sales
El-Met-Parts Ltd.
Euro-Drive Clutches
J. R. Fergusson Co. Ltd.
Frid and Nagey Collision Service
Hamilton Screw Machine
Hamilton Tool of Dundas Ltd.
M. A. Henry Ltd .
Hydraco (Wentworth) Ltd.
Isbister Restoration Co.
La Favourite Rubber Manufacturing Co.
La Haie Garage
Loomis-Root (Canada) Ltd.
Lyons Metal Industries
McMaster Pottery
Norvik Louver
Nuraseal Co.
Orenstein and Koppel
Ormerod Brothers Ltd.
Peters Steel Rule Dies
E. J. Saunders Ltd.
Serv-A-Station Maintenance Ltd.
Standard Form
Steel Fabrication and Welding Ltd.
Steetley Industries Ltd.
Stegmaier Machining Ltd.
Strub Brothers Ltd.
Top Shop Surplus Ltd.
Valley City Manufacturing Co. Ltd.
Vilmar Machining Mfg. Co..
White Die Casting
Wilchar Construction Ltd.
Wilkinson Enterprises Ltd.
Wilson Laboratories Ltd.
Wright Folding Box Ltd.
Zabel Bros. Contracting

3.2. Vacant Properties ..... 26

APPENDICES

A. Study Questionnaire ..... 27

B. Standard Industrial Classification Manual..... 30

BIBLIOGRAPHY ..... 37

# INTRODUCTION

- Purpose
- Organization
- Methodology
- Definition of Terms
- Industrial Growth and Planning Policy

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## 1.1 Purpose

The purposes of the INDUSTRIAL SURVEY AND INVENTORY are:

i) to assist the municipality in decision-making regarding the planning for and development of industrial uses; and

ii) to provide existing and prospective firms with a synopsis of the local industrial structure

## 1.2 Organization

The study is composed of 2 main parts, sections 2 and 3. Section 2, the SURVEY FINDINGS, is a collective summary of all industrial lands:

- public industrial
- undeveloped industrial
- location of developed properties
- composite description of all existing firms

Section 3, the INVENTORY, is an alphabetical index detailing the operation and site usage of all firms. Vacant buildings and properties in the industrial zones are also described in this section.

## 1.3 Methodology

By making use of Scott's Industrial Directory, other lists of industry, and site inspection, a complete list of Dundas firms was compiled. A questionnaire was designed which would allow

all required data to be collected. After having contacted each firm by telephone, the questionnaire was administered in person to appropriate representatives during the month of May 1979. As a supplement to interview responses, assessment information regarding lot and building areas was required.

Using assessment and neighbourhood maps, site plans were drafted for each industry, showing location by street name, the situation of the building on the lot, and lot measurements.

The survey results were summarized, analyzed, and the report was compiled.

## 1.4. Definition of Terms

For the purpose of the survey the following terms with accompanying definitions have been utilized:

| | | |
|---|---|---|
| address | - | municipal number(s) and street name for main building |
| building area | - | (floor area) total of lot area covered by building |
| coverage | - | percentage of lot area covered by buildings |
| floor area ratio | - | (F.A.R.) ratio of lot area (assumed to be 1) to the gross floor area |
| gross floor area | - | the aggregate of the floor areas of all the storeys of a building - the difference between gross floor area and building area is attributed to i) more than 1 storey and/or ii) a basement, and/or iii) an 'attached office' (an internal office is included in building area) |
| industrial (general) | - | existing industries, warehouses or industrial services whose operations are generally of a manufacturing, assembly, repair, storage or |

| | |
|---|---|
| | wholesaling nature |
| lot area | - total area of site |
| owner | - refers to the company or member of company as owner |
| zone | - category of ZONING BY-LAW (1964) applicable to site |

## 1.5 Industrial Growth and Planning Policy

This section highlights industrial growth and potential growth as envisaged through the new proposed Dundas Official Plan. A description of the industry in the Town in 1881 provides an interesting look into the past.

> "More than 500 persons worked in the cotton industry alone, a considerable number for a town with a population of just over 3,700. In addition to the cotton industry, the town had a large foundry which produced steam engines, a screw factory, farm implement works, a boiler shop, an axe factory, a paper mill, and other industrial establishments. Manufacturing had become an important and probably the main asset of this town."[1]

Through time, the industrial growth has concentrated in sectors. The 1962 Official Plan, as amended, recognized 3 main areas of industrial development. The 'northwest' and 'central' sections of the Town were the old established industrial districts. The 'central' area originally attracted firms which utilized the rail services and the waters of Spencer Creek. The third area was to be known as the York Road Industrial Area, located in the northeast section of town.

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1. The Planning and Development Department of the Regional Municipality of Hamilton-Wentworth, Economic Base - A Substudy of the Regional Official Plan - Inventory - Report No. 1 p. 17

Industry Today

The 49 firms currently operating in Dundas are contained in primarily 5 neighbourhoods: [2]

- Creighton West - 18 firms
- Spencer Creek - 13 firms
- Colborne - 9 firms
- CBD - 8 firms
- Creighton East - 1 firm

(part of Steetley property is also located in Sydenham neighbourhood)

The total of developed industrial lands in the Town of Dundas is 120.39 acres (48.72 ha.)

The total revenues generated from industry in 1978 was $196,523.11 (see Figure 1)

2. For detail and maps, refer to Section 2.3 Neighbourhood Summary.

Figure 1

INDUSTRIAL REVENUE

| | |
|---|---|
| Total assessed values (1978) ---------- | 948,407 |
| Industrial mill rate (1978) ---------- | 207.2139 |
| Total revenues ---------- | $196,523.11 |

Present Policy

The new proposed Dundas Official Plan divides industrial use into three groups: GENERAL INDUSTRIAL, SPECIAL STUDY AREA - Prestige Industrial Park Reserve, and DRY INDUSTRIAL.

1) GENERAL INDUSTRIAL uses will consist of the existing concentration of industrial activities in the Hatt-Head Street areas*where it is intended that growth be through expansion or redevelopment;

2) SPECIAL STUDY AREA - Prestige Industrial Park Reserve will be subject to an exemption from the 'Complementary Use' designation imposed by the Parkway Belt West Plan and will be preceded by a Feasibility Study and Impact Analysis. Primary intended uses for the area will be low intensity light industrial uses such as warehouses, manufacturing or assembly plants, laboratories and research facilities, professional and business service establishments and communications facilities; [3] and

3) DRY INDUSTRIAL will recognize current engineering and transportation limitations affecting the Steetley property on the north side of Town near the edge of the escarpment. This designation will not be dependent on the provision of full engineering services. [4]

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3. See also Section 2.2 Undeveloped Industrial Lands.

4. Town of Dundas, the Draft Official Plan (Planning and Development Department of the Regional Municipality of Hamilton-Wentworth, July 1979)

* The Thorpe Street - Meadow Lane area shall also be included here.

# SURVEY FINDINGS

- Public Industrial Lands
- Undeveloped Industrial Lands
- Neighbourhood Summary
- Questionnaire Results

## 2.1 Public Industrial Lands

Two areas in the town are designated, 'Public Industrial' according to the ZONING BY-LAW (1964), permitting the following uses:

a) Industrial, manufacturing, storage, servicing and processing operations carried on by, or on behalf of a Municipal, Provincial, or Federal Government or Utility agency, and without limiting the generality of the foregoing shall include water treatment, pumping and storage facilities, works yards, garbage dumps, and public incinerators;

b) Accessory uses to any permitted use in clause a) of this subsection, except a residential use.[5]

Site 1 (refer to Figure 2) south of Highway 8 at the Town Limits is occupied by Hamilton-Wentworth waterworks. Site 2 (refer to Figure 2), east of Olympic Drive, has the following uses: sewage treatment plans, future garbage transfer station, and a municipal works yard which will be turned over to the Region when the new building, which will be located just north of the existing yard, is completed for the Town.

## 2.2 Undeveloped Industrial Lands

According to the Town's ZONING BY-LAW (1964), the land east of York Road at the Canadian National Railway overpass has been designated as 'Select Industrial'. Under the provisions of the Parkway Belt Planning and Development Act of 1973, the Parkway

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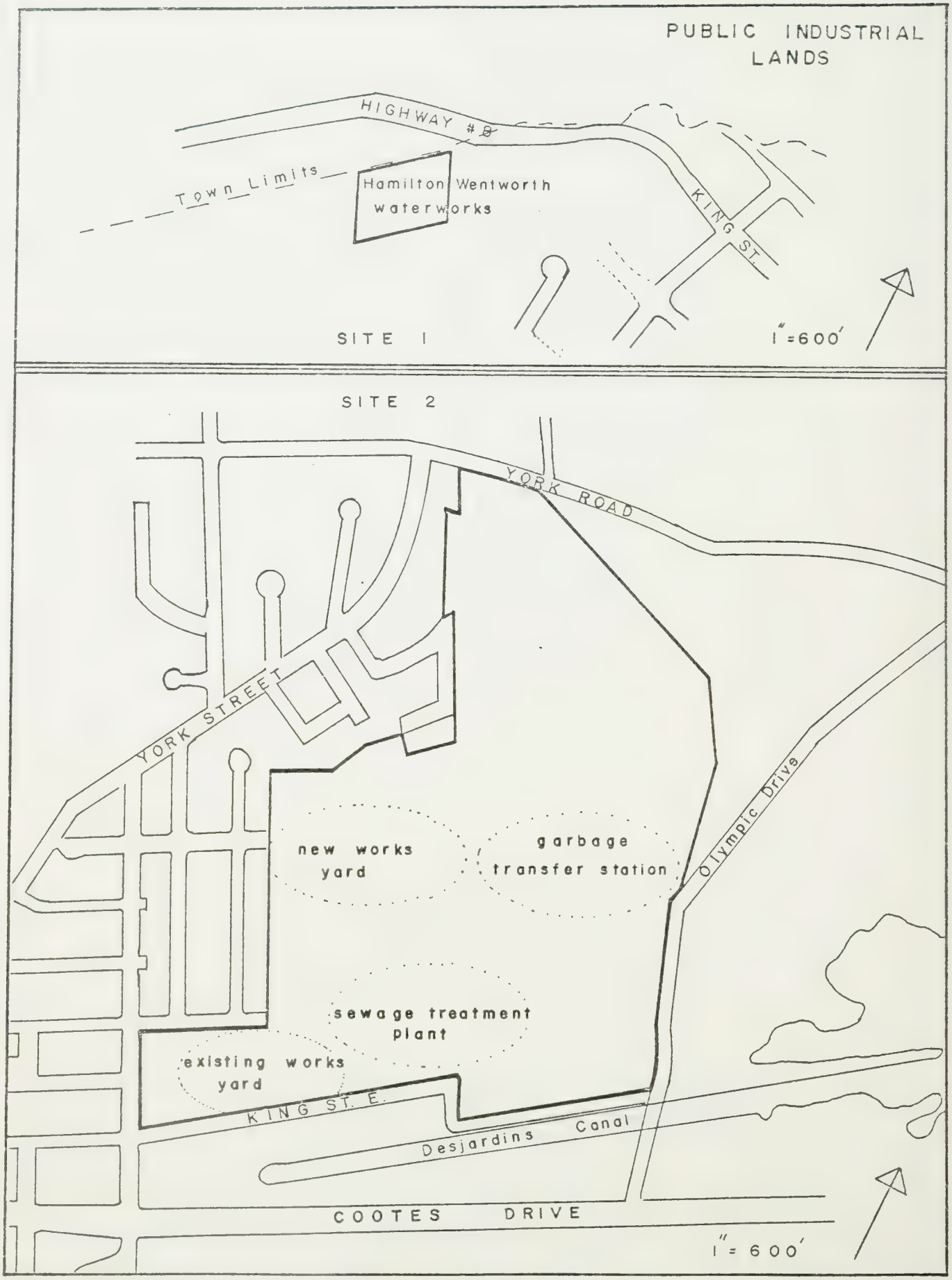
5. The Corporation of the Town of Dundas By-Law No. 1964, A Zoning By-Law p. 40

Figure 2


PUBLIC INDUSTRIAL LANDS
HIGHWAY #8
Town Limits
Hamilton Wentworth waterworks
KING ST.
SITE 1
1" = 600'
SITE 2
YORK ROAD
YORK STREET
new works yard
garbage transfer station
Olympic Drive
sewage treatment plant
existing works yard
KING ST. E.
Desjardins Canal
COOTES DRIVE
1" = 600'

Belt West Plan was approved in July 1978, which supersedes the ZONING BY-LAW. The Parkway Belt West is a 'multi-purpose urban separater, utility corridor, and open-space system designed to structure and serve urban growth along the Lake Ontario shoreline from Hamilton on the west to Markham on the east'. [6]

In order to strengthen their tax base, the Town of Dundas is currently exploring the possibility of exempting the lands north of the Canadian National Railway and a parcel north of York Road, from the provisions of the Parkway Belt West Plan to permit industrial development. (refer to Figure 3) The lands, in the Special Complementary Use area of the Parkway Belt West Plan, are designated in the new proposed Official Plan as SPECIAL STUDY AREA - Prestige Industrial Park Reserve intended for low intensity light industrial uses in a park-like setting.[7]

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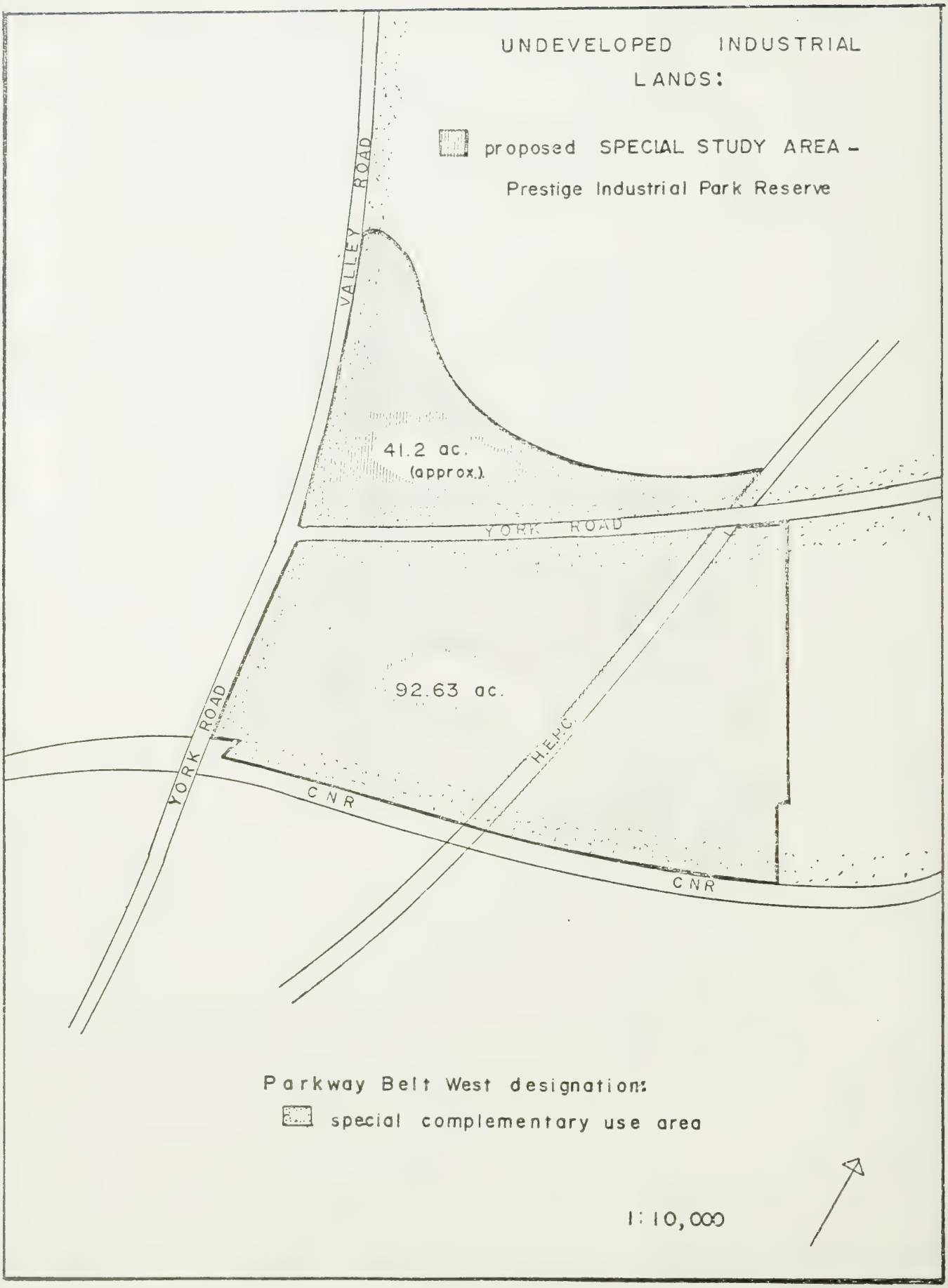
6. Ministry of Treasury, Economics, and Intergovernmental Affairs, News Release, July 1978 p. 1

7. Town of Dundas, the Draft Official Plan (Planning and Development Department of the Regional Municipality of Hamilton-Wentworth) July 1979. p. 24

Figure 3


UNDEVELOPED INDUSTRIAL LANDS:
proposed SPECIAL STUDY AREA - Prestige Industrial Park Reserve
VALLEY ROAD
41.2 ac. (approx.)
YORK ROAD
92.63 ac.
YORK ROAD
H.E.P.C.
C.N.R.
C.N.R.
Parkway Belt West designation:
special complementary use area
1:10,000

## 2.3 Neighbourhood Summary

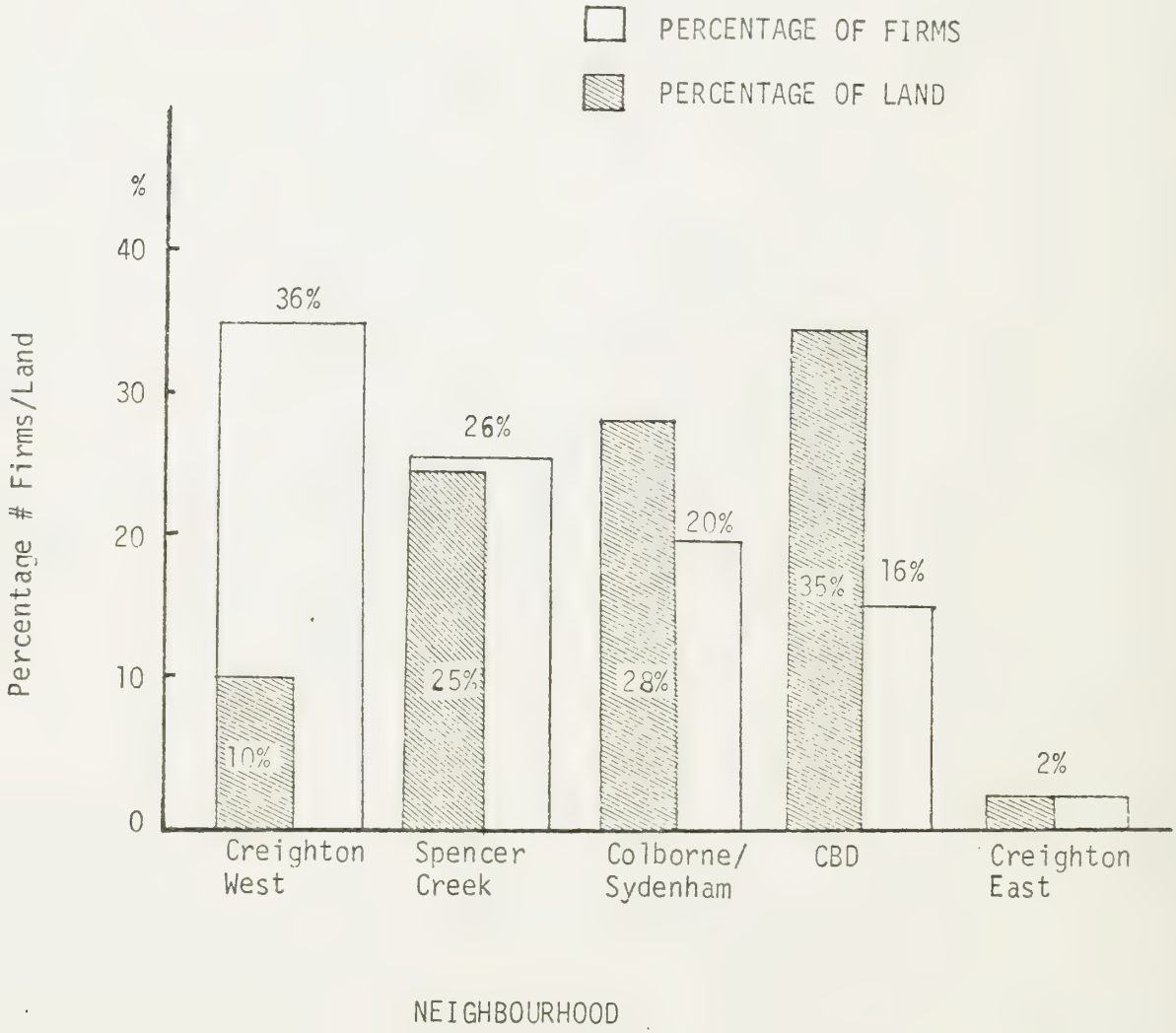
A summary of the neighbourhoods within which industrial uses are situated in Dundas is detailed below.

| Neighbourhood | Number of Firms | | Acres (ha.)* | |
|---|---|---|---|---|
| | Actual | % | Actual | % |
| CREIGHTON WEST | 18 | 36% | 12.15(4.9) | 10% |
| SPENCER CREEK | 13 | 26% | 30.10(12.18) | 25% |
| COLBORNE/SYDENHAM** | 9 | 20% | 33.93(13.73) | 28% |
| CBD | 8 | 16% | 42.32(17.13) | 35% |
| CREIGHTON EAST | 1 | 2% | 1.89(.76) | 2% |
| TOTAL | 49 | 100% | 120.39 ac. (48.72 ha.) | 100% |

* includes vacant properties

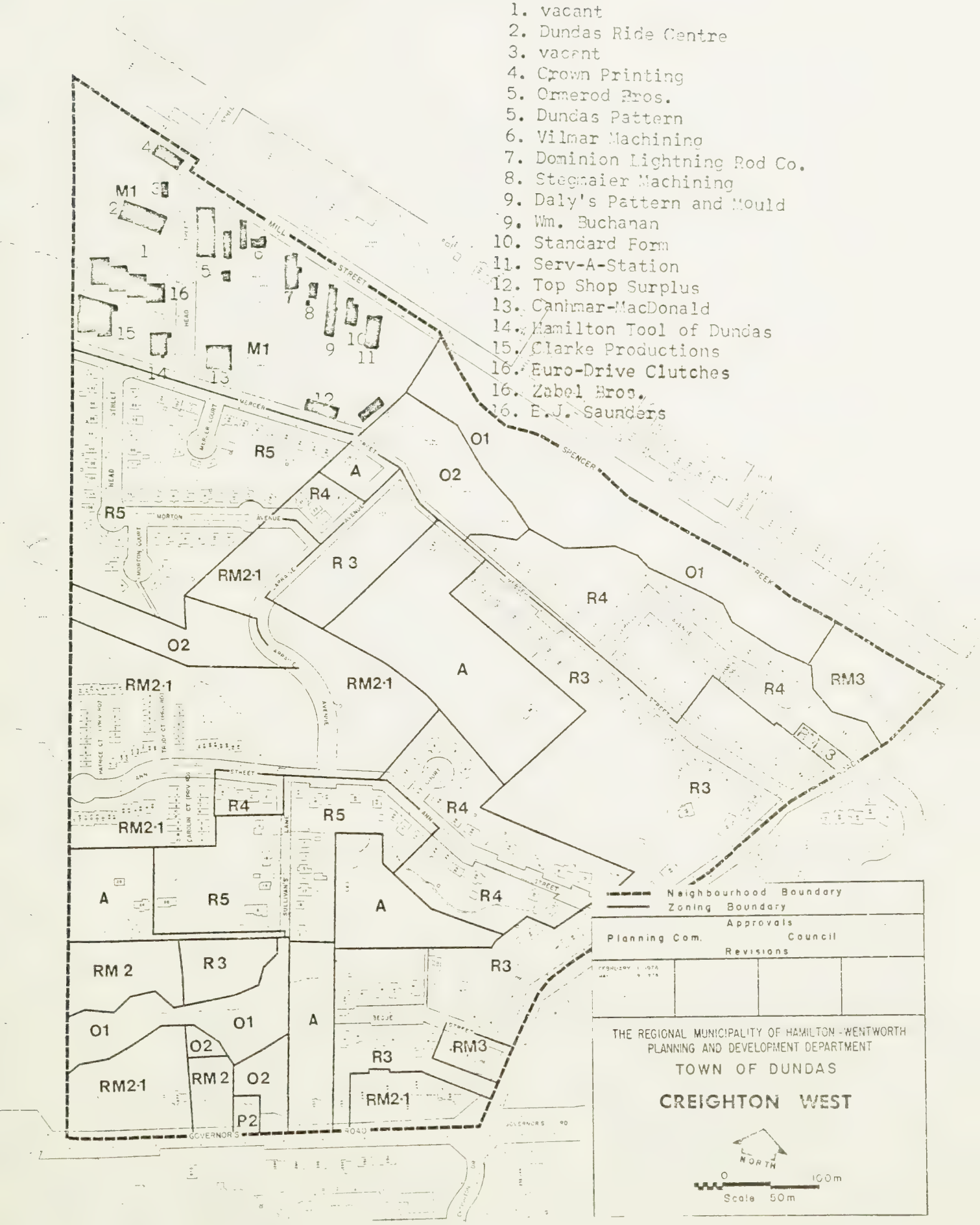
** part of Steetley property is located in Sydenham Neighbourhood - the neighbourhoods have been combined for ease of calculation.

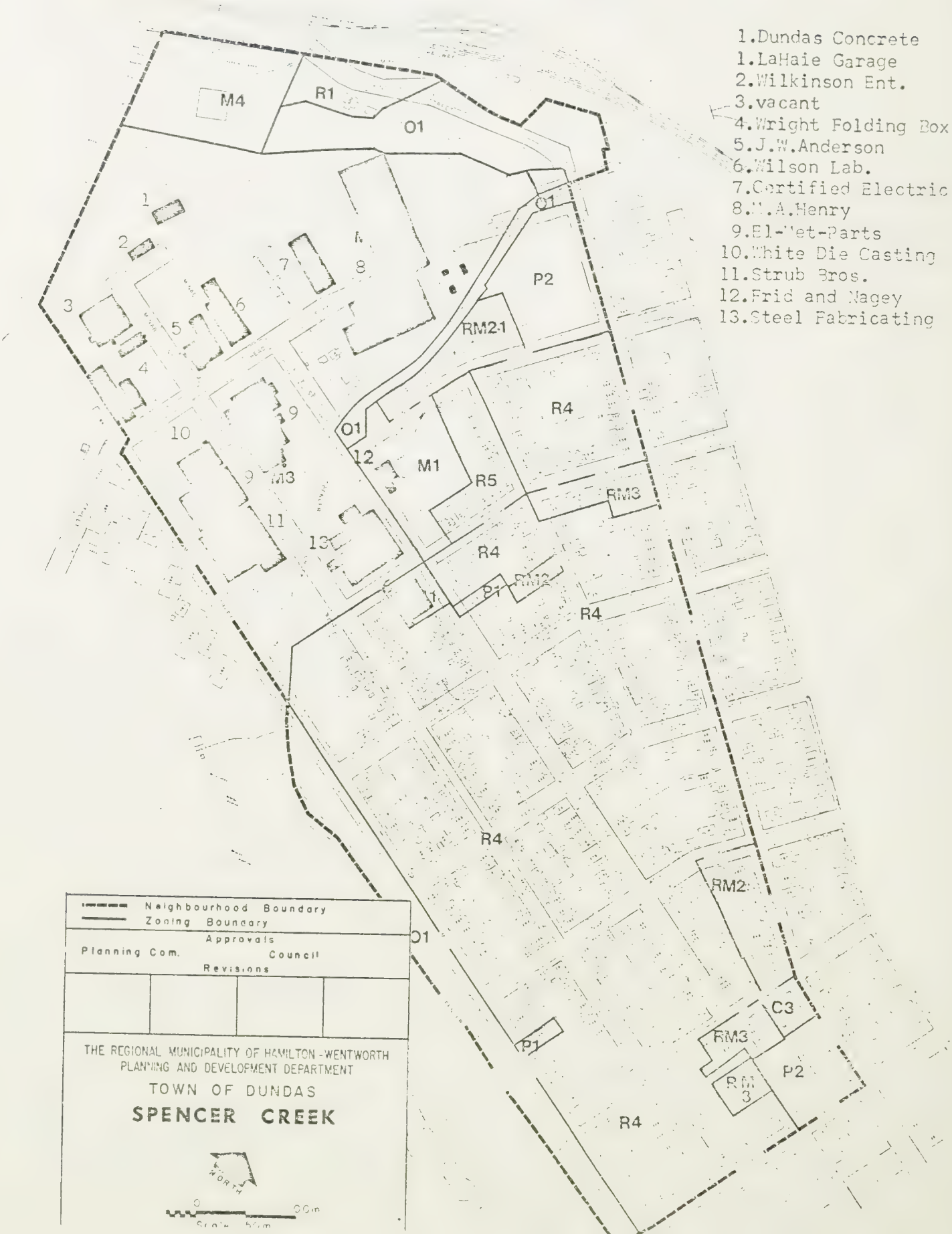
The following is a graphical representation of the difference between number of firms and area of land occupied by these firms for each neighbourhood.



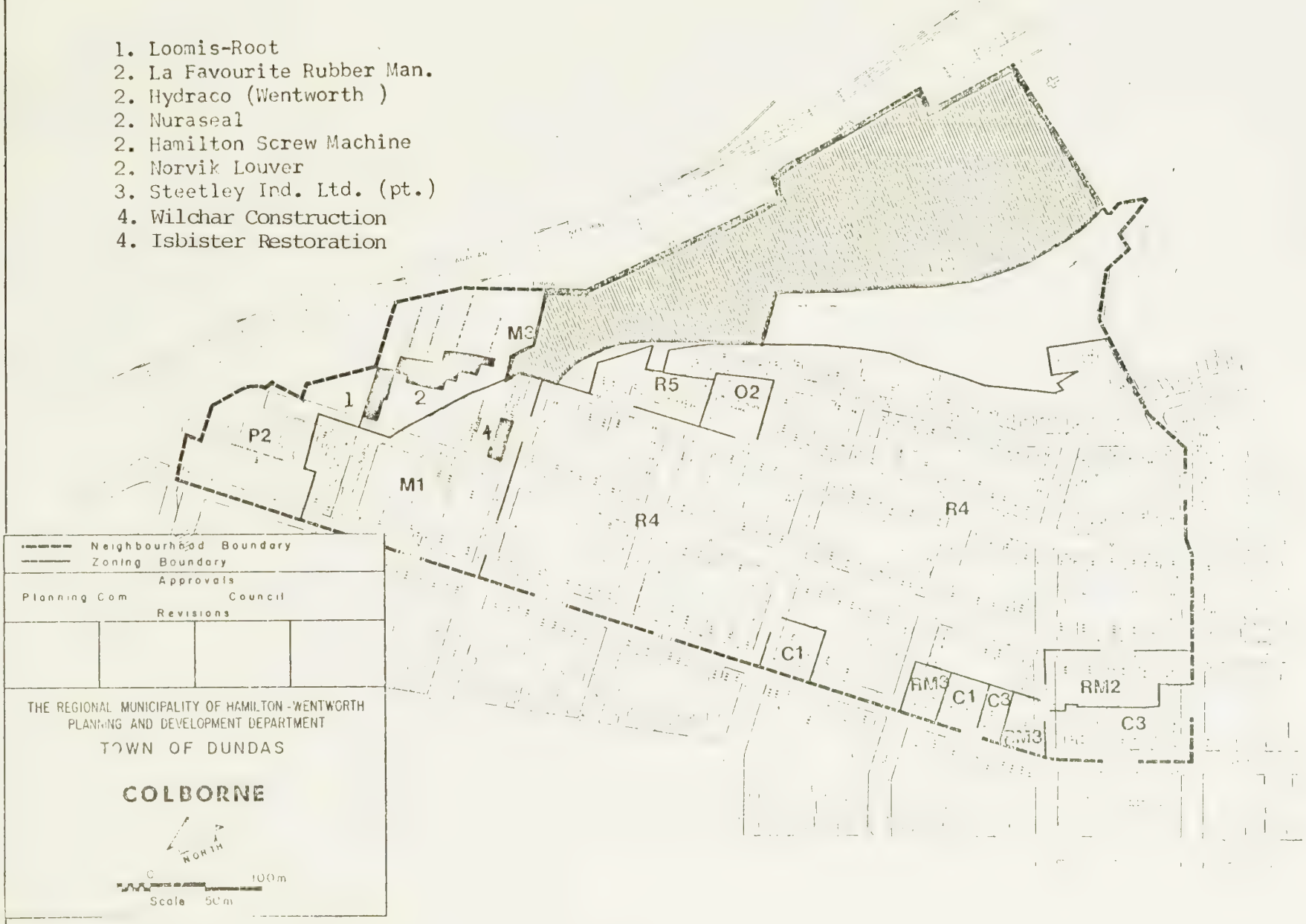

The following maps show the location of industry in Dundas.

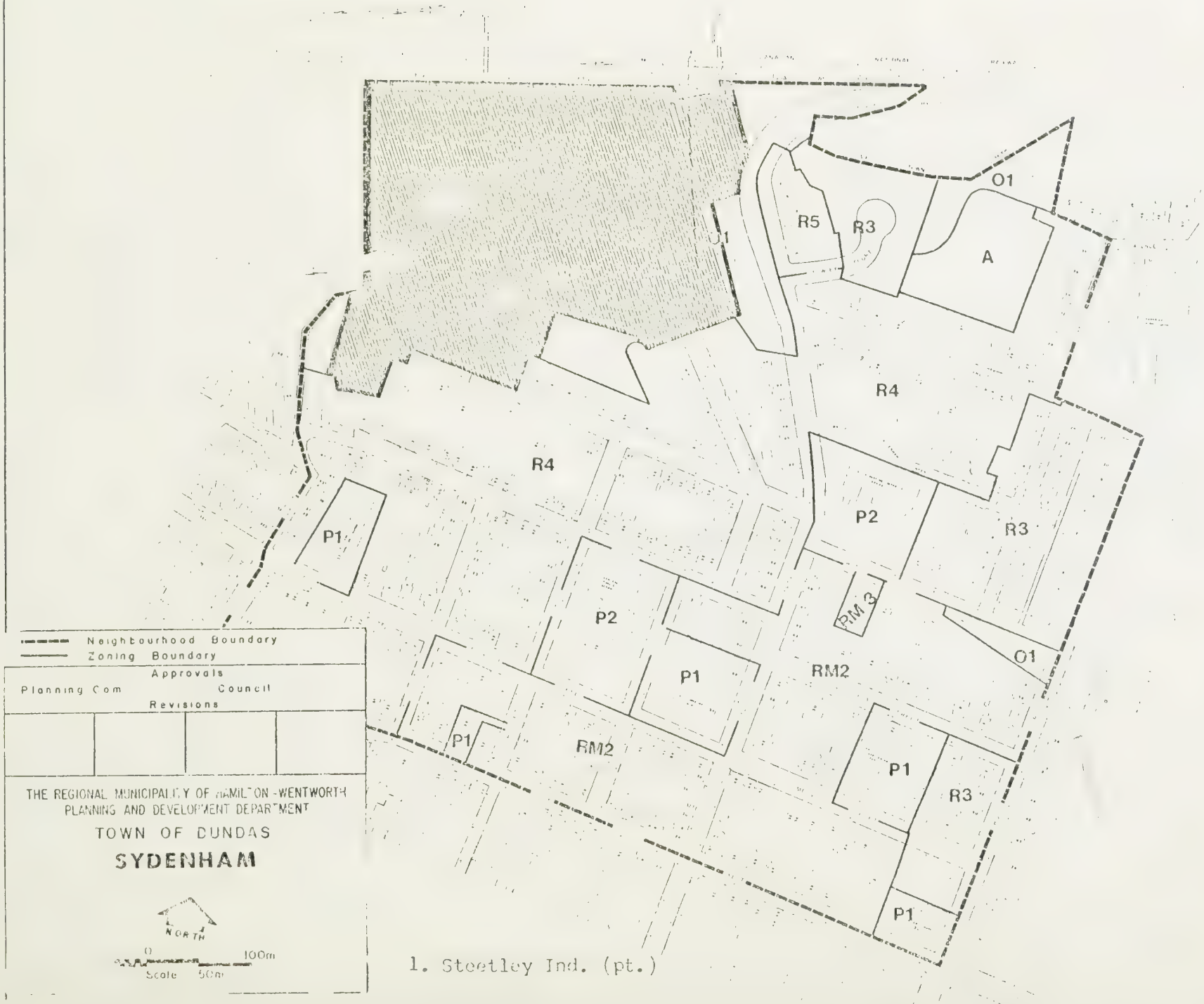
1. vacant
2. Dundas Ride Centre
3. vacant
4. Crown Printing
5. Ormerod Bros.
5. Dundas Pattern
6. Vilmar Machining
7. Dominion Lightning Rod Co.
8. Stegmaier Machining
9. Daly's Pattern and Mould
9. Wm. Buchanan
10. Standard Form
11. Serv-A-Station
12. Top Shop Surplus
13. Canhmar-MacDonald
14. Hamilton Tool of Dundas
15. Clarke Productions
16. Euro-Drive Clutches
16. Zabel Bros.
16. B.J. Saunders




1.Dundas Concrete
1.LaHaie Garage
2.Wilkinson Ent.
3.vacant
4.Wright Folding Box
5.J.W.Anderson
6.Wilson Lab.
7.Certified Electric
8.M.A.Henry
9.El-Met-Parts
10.White Die Casting
11.Strub Bros.
12.Frid and Nagey
13.Steel Fabricating
M4
R1
O1
P2
RM2-1
R4
M1
R5
RM3
M3
RM2
C3
P1
Neighbourhood Boundary
Zoning Boundary
Approvals
Planning Com.
Council
Revisions
THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
PLANNING AND DEVELOPMENT DEPARTMENT
TOWN OF DUNDAS
SPENCER CREEK
NORTH

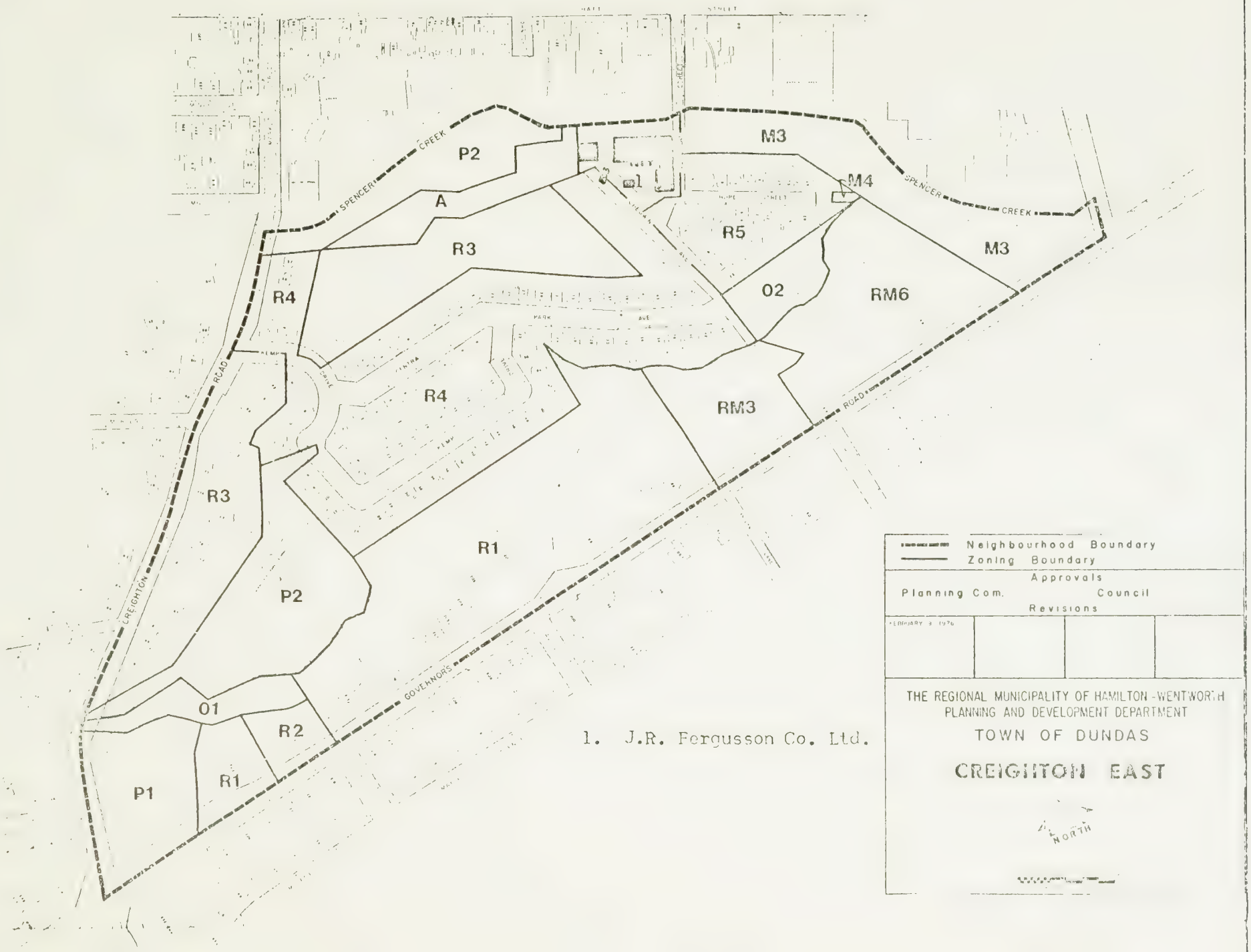
1. Loomis-Root
2. La Favourite Rubber Man.
2. Hydraco (Wentworth )
2. Nuraseal
2. Hamilton Screw Machine
2. Norvik Louver
3. Steetley Ind. Ltd. (pt.)
4. Wilchar Construction
4. Isbister Restoration






1. Steetley Ind. (pt.)

5.Peters Steel Pile Ties
6. J.Eaton Sales
7. Lyons Metal
8. Dewitt Covers
1. McMaster Pottery
2. Valley City Man.
3. Orenstein and Koppel
4. Do-Tan Tool and Gauge
RM2
P1
C3
RM2
RM6
RM2
O2
C3
P2
P2
P2
M3
P2
C3
P1
RM2
P2
RM6
C2
C3
M1
R4
M1
M2
M3
O1
O1
R4
R3
C3
O2
M2
O1
Neighbourhood Boundary
Zoning Boundary
Approvals
Planning Com
Council
Revisions
HAMILTON WENTWORTH REGION
PLANNING AND DEVELOPMENT
DEPARTMENT
TOWN OF DUNDAS
CENTRAL BUSINESS DISTRICT




1. J.R. Fergusson Co. Ltd.

## 2.4 Questionnaire Results

The questionnaire results are outlined in the order of the questionnaire, a sample of which can be found in Appendix A.

Number of questionnaire responses: 44 of 49 firms

# QUESTIONNAIRE RESULTS

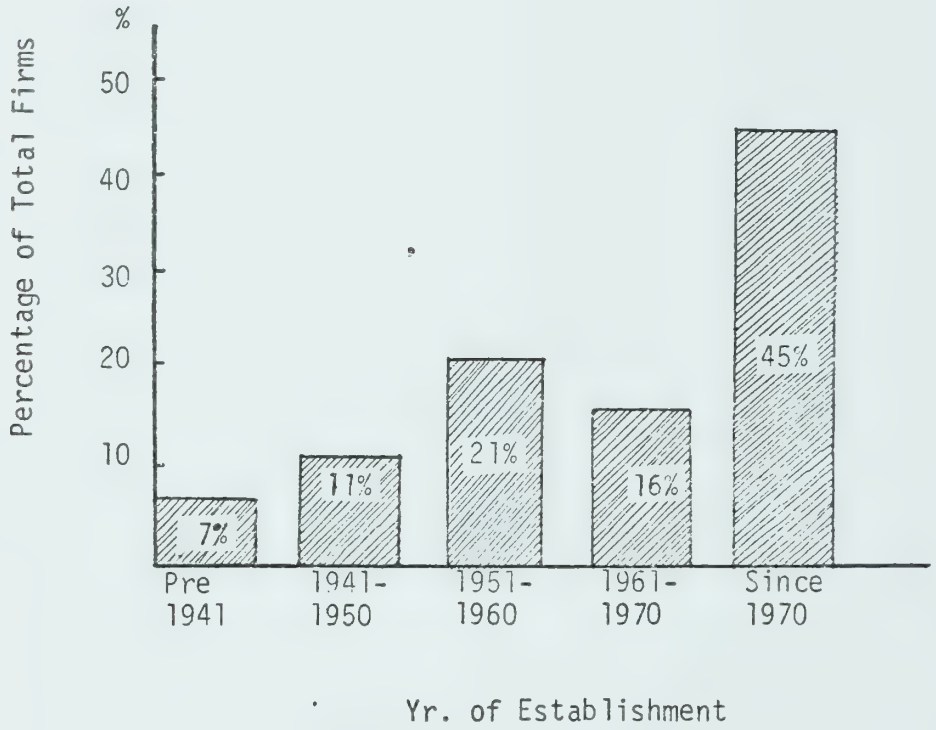
## A OPERATIONAL CHARACTERISTICS

### A.1

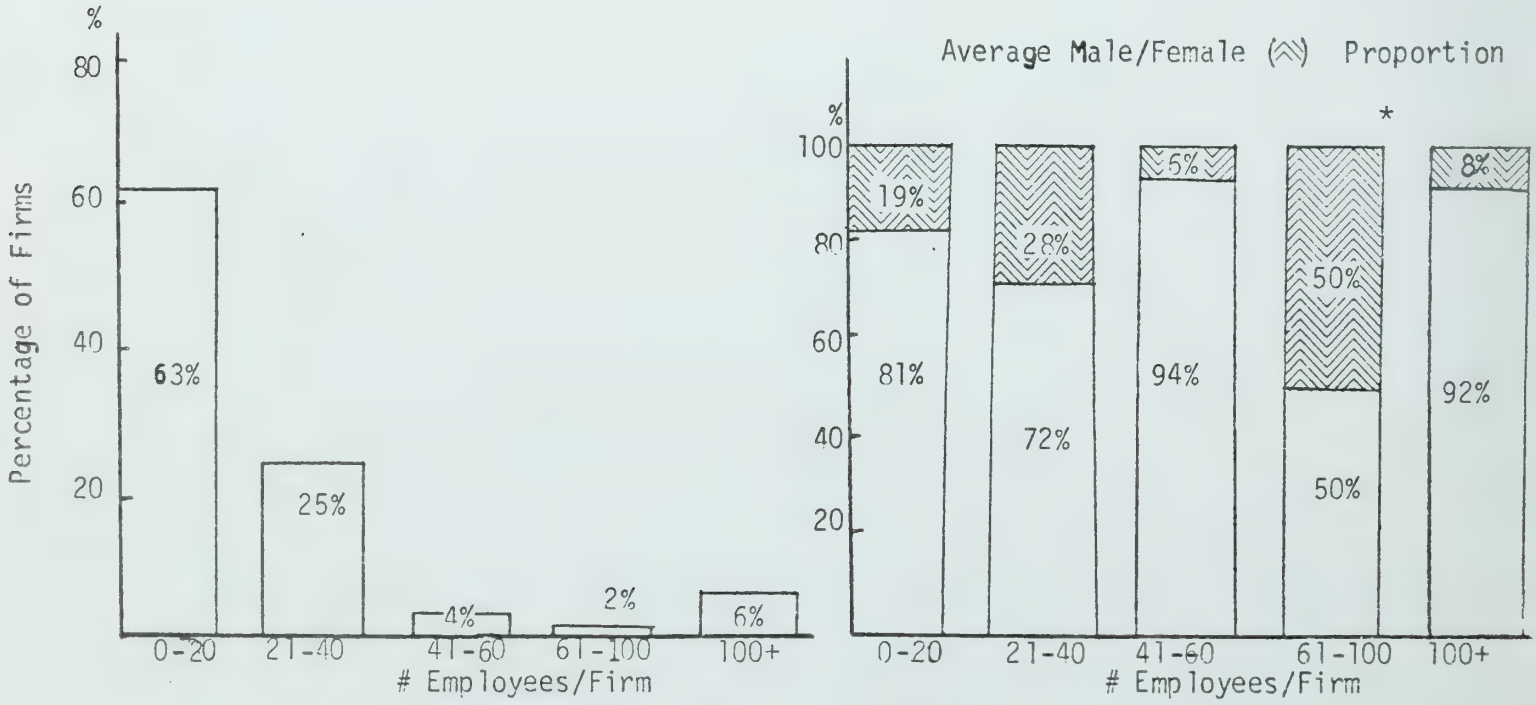
| Product [8] | No. of Firms |
|---|---|
| Manufacturing | |
| food and beverage | 1 |
| rubber | 1 |
| clothing | 1 |
| wood | 5 |
| furniture | 1 |
| paper | 1 |
| printing and publishing | 3 |
| metal fabricating | 9 |
| machinery | 5 |
| transport | 1 |
| electrical products | 2 |
| non-metallic minerals | 3 |
| chemical products | 2 |
| miscellaneous | 3 |
| Construction | |
| general contractors | 2 |
| Transportation, Communication, Utilities | |
| transportation | 1 |
| storage | 1 |
| electrical power, gas and water | 1 |
| Trade | |
| industrial retail | 6 |
| TOTAL | 49 |

8. See Appendix B for Standard Industrial Classification Manual.

A.2 Year Established on Site




A.3 Number of Employees




Male Employees 1,028
Female Employees 204 → 1,232 Employees

A.4 Hours of Operation

| | # Firms |
|---|---|
| 0-1 shift per day (av.8 hours) | - 42 |
| 2 shifts per day | - 1 |
| 3 shifts per day | - 1 |
| TOTAL | 44 |

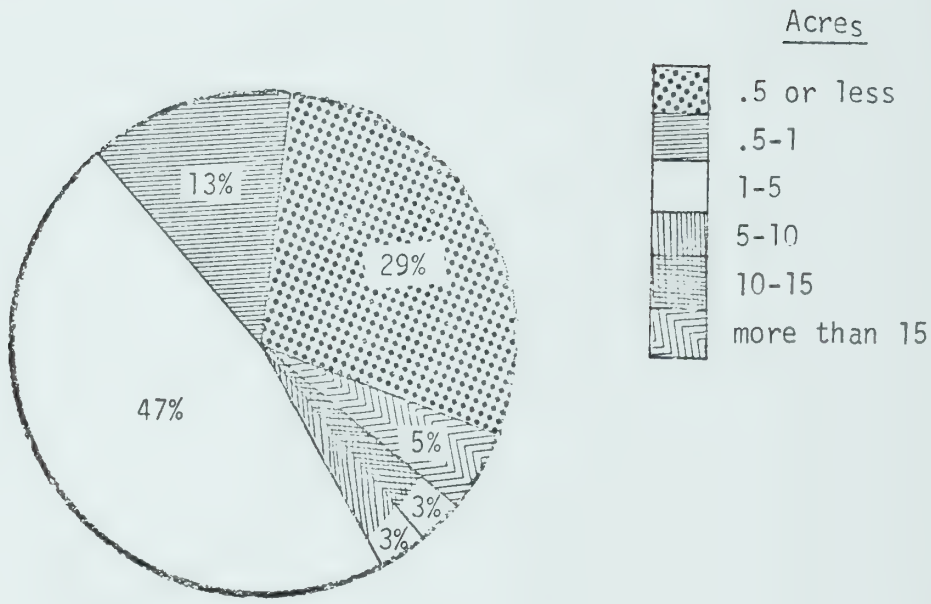
A.5 Number of firms with head office or parent company elsewhere: 5

B BUILDING AND SITE

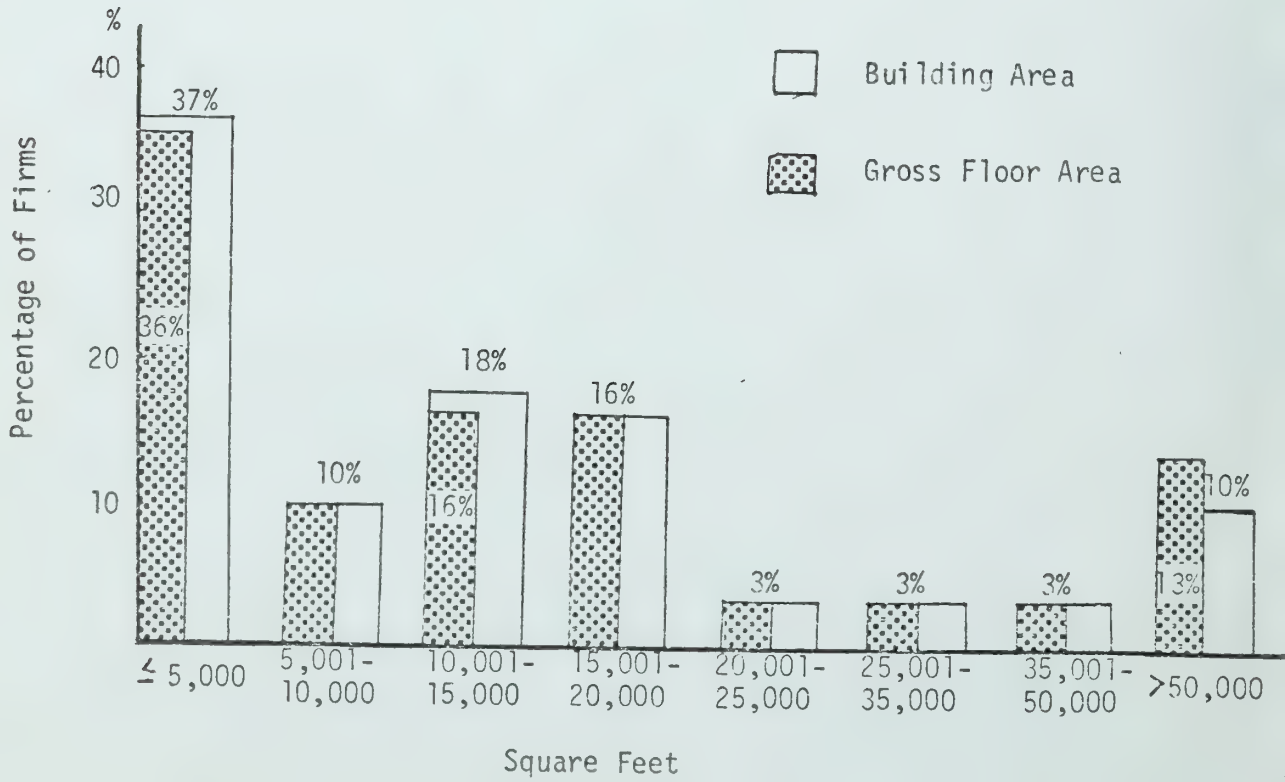
B.1 Ownership of Site

| Owner-Occupied | | Renter-Occupied | |
|---|---|---|---|
| Actual | (%) | Actual | (%) |
| 38 | (77) | 11 | (23) |

B.2 Site Area of Firms




B.3 Total Building Areas and Gross Floor Areas of Firms.



## C. CONCERNS OF LOCATION

### C.1 Transportation

Most frequently used mode: truck; frequency varies.

### C.2 Services

92% (45 firms) are currently served by the municipal sanitary sewer system; 12% (6 firms) are served by storm sewer system.

### C.3 Satisfaction with Site.

In general, 77% of all firms are satisfied with their site.

### C.4 Advantages of Site

Factors cited as advantages of site for industrial operations are as follows:

| | No. of Firms |
|---|---|
| • No response or no advantage | 18 |
| • Close to associated business, major centres or market | 9 |
| • Local for labour force | 4 |
| • Close to home, convenient | 4 |
| • Easy access | 2 |
| • Low rent | 2 |

## C.5 Disadvantages of Site

Factors cited as disadvantages of site for industrial operations are as follows:

| | No. of Firms |
|---|---|
| • No response or no disadvantages | 18 |
| • Poor or one-way access | 7 |
| • Too small | 4 |
| • Zoning problems | 3 |
| • Vandalism; isolated | 2 |
| • Drainage problems | 2 |
| • Too far from market | 1 |
| • Difficult to complete with local labour rates | 1 |

## C.6 Plans for Expansion

Of the 44 firms responding 9 (20%) plan on expanding on site, 29 (66%) do not have plans to expand, and 6 (14%) firms are undecided.

## C.7 Plans for Relocation

Of the 44 firms responding, 6 (12%) plan on relocating either to another site or other municipality, 33 (76%) intend to stay on their site, and 5 (12%) firms are undecided.

# INVENTORY

- Inventory of Firms
- Vacant Properties

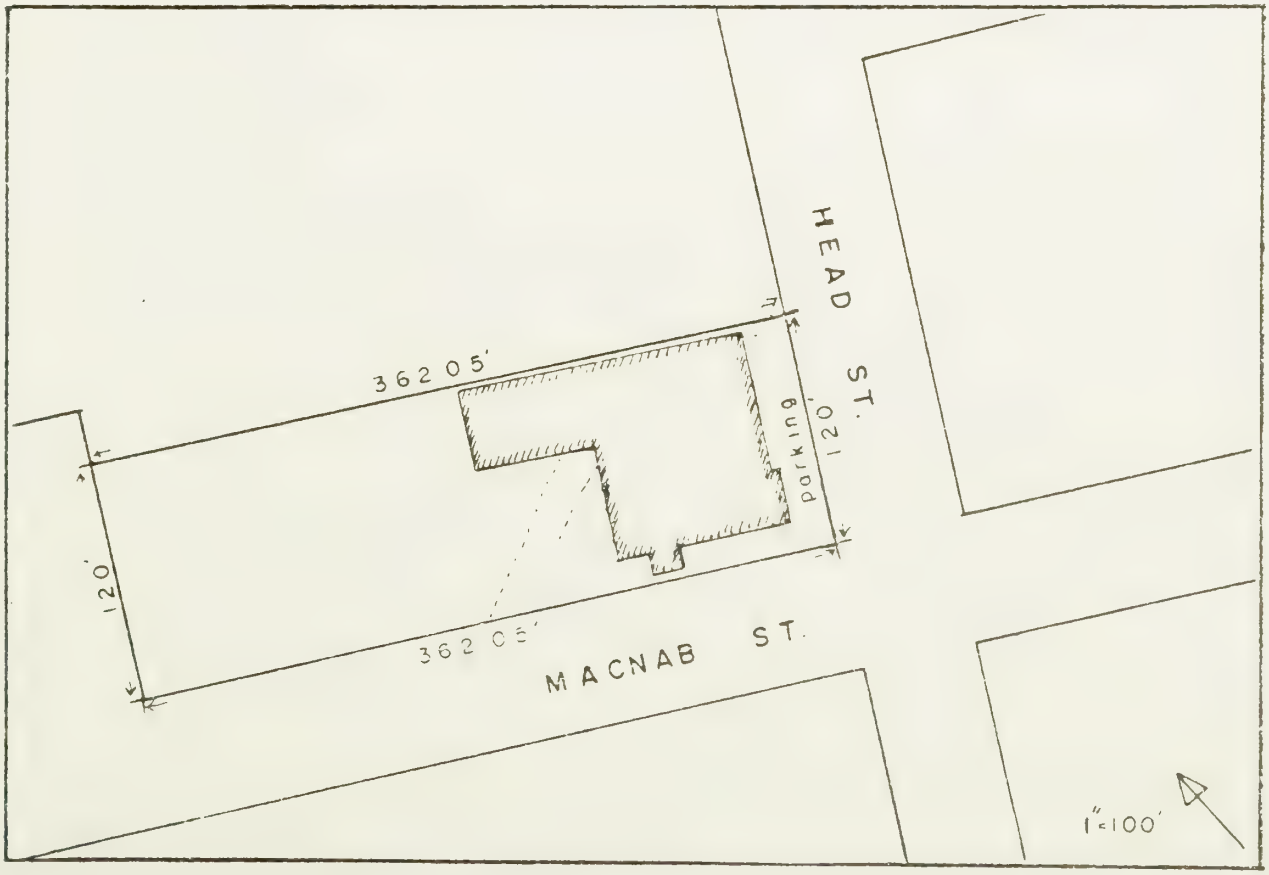
## 3.1 Inventory of Firms

| NAME OF FIRM | J.W. ANDERSON CO. LTD. | | |
|---|---|---|---|
| ADDRESS | 44 Head Street | Zone M3 | Neighbourhood Spencer |
| Name of President | G.W Anderson | | |
| Product | industrial water treating equipment | | |
| Year of firm's establishment | 1952 | on site 1959 | Employees M 26 F 4 |
| Tenure | owner: x | tenant: | Head office or Parent Company as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 140-41000 | RCP 1370 L11PT | 43,249 | 15,394 | 15,394 | 35% | 1:.35 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Totals | 43,249 sqft<br>.997 ac.<br>.403 ha | 15,394 sqft<br>1,430 m2 | 15,394 sqft<br>1,430 m2 | | |

Additional Comments:

SITE PLAN



| | | | |
|---|---|---|---|
| NAME OF FIRM | WM. BUCHANAN LTD. | | |
| ADDRESS | 376 Mill Street | Zone M1 | Neighbourhood Creighton West |
| Name of President | Wm. Buchanan | | |
| Product | custom wood | | |
| Year of firm's establishment 1964 | on site 1967 | Employees | M 5 F 0 |

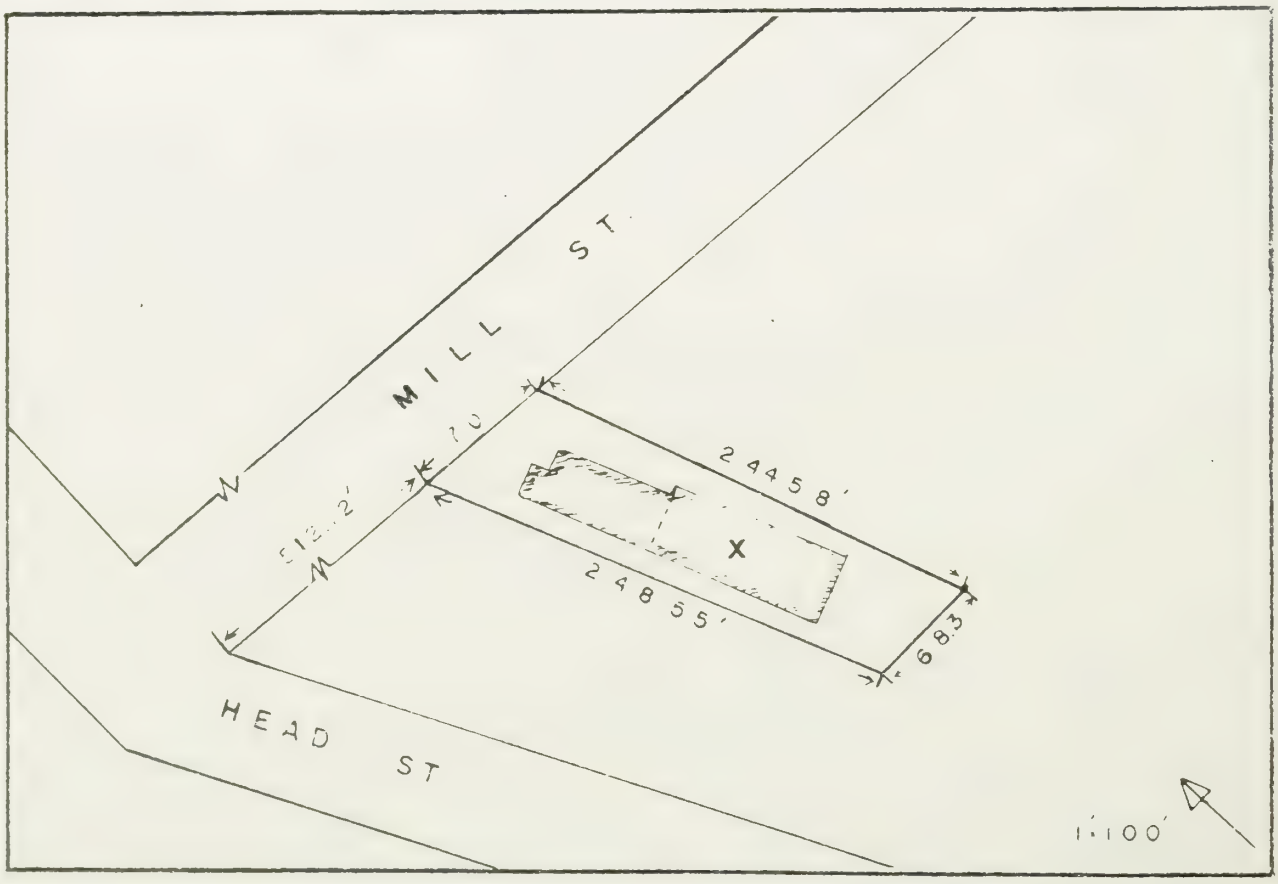
| Tenure | owner | tenant | Head office or Parent Company |
|---|---|---|---|
| | X | | as above |

| Assessment Roll No. | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 110-10600 | RCP 1370 L2SPT | 13,677 | 4,676 | 4,860+ | 35% | 1:.35 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Totals | 13,677 sqft .314 ac. .127 ha | 4,676 sqft 434.4 m² | 4,860 sqft 451.4 m² | | |

Additional Comments: tenant: Daly's Pattern and Mould

* office attached

SITE PLAN



| NAME OF FIRM | CANMAR-McDONALD LTD. | | |
|---|---|---|---|
| ADDRESS | 75 Head | Zone M1 | Neighbourhood Creighton West |

Name of President: Martin Fulcher

Product: manufacture, repair, service hydraulic equipment

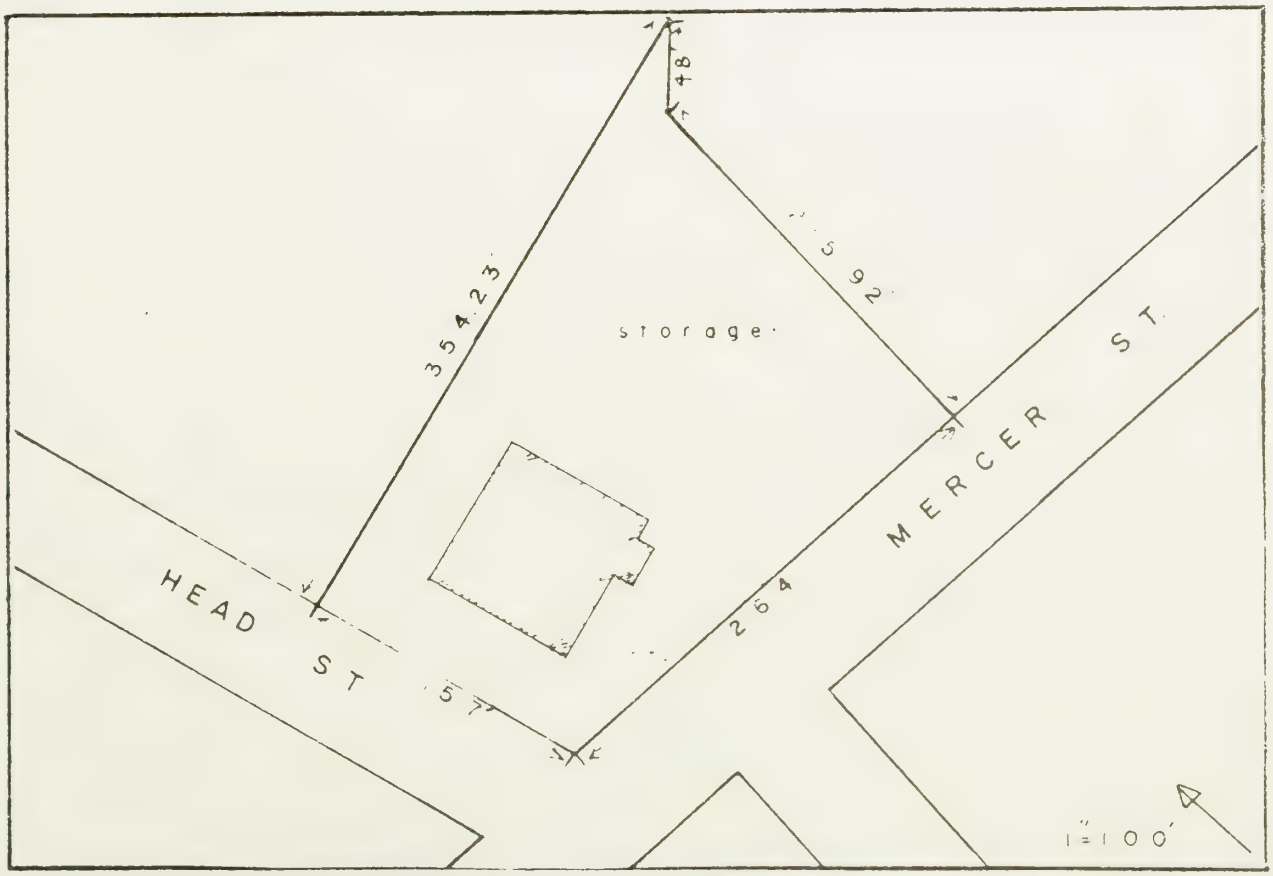
Year of firm's establishment 1973 on site 1975 | Employees M 17 F 4

| Tenure | owner | tenant | Head office or Parent Company |
|---|---|---|---|
| | X | | as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 110-09400 | RCP 1370 L22 | 56,584 | 6,494 | 6,760 | 11% | 1:.12 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Totals | 56,584 sqft<br>1.299 ac.<br>.525 ha | 6,494 sqft<br>603 $m^2$ | 6,760 sqft<br>628 $m^2$ | | |

Additional Comments:

SITE PLAN

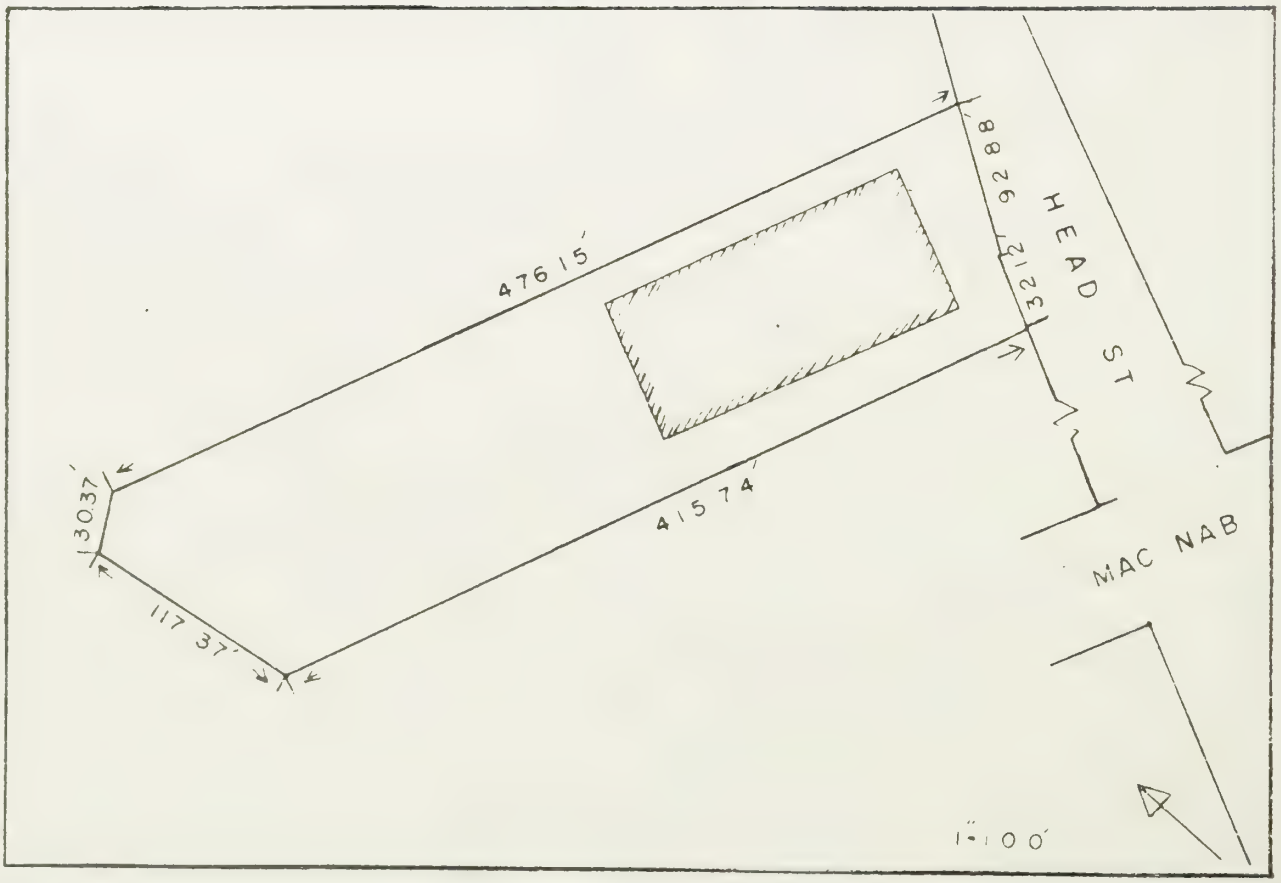


| | | | |
|---|---|---|---|
| NAME OF FIRM | CERTIFIED ELECTRIC (BULLSEYE LIGHTING) | | |
| ADDRESS | 22 Head Street | Zone M3 | Neighbourhood Spencer |
| Name of President | J. Zucker | | |
| Product | retail lighting | | |
| Year of firm's establishment | 1945 | on site 1959 | Employees M 2 F 5 |
| Tenure | owner | tenant X | Head office or Parent Company as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 140-40400 | RCP 1370 L30 L29t | 56,540 | 14,668 | 14,668 | 26% | 1:.26 |
| | RP62 R2968 Part 2 3 | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Totals | 56,540 sqft<br>1.298 ac.<br>.525 ha | 14,668 sqft<br>1,362 $m^2$ | 14,668 sqft<br>1,362 $m^2$ | | |

Additional Comments: Owned by Revest Holdings Ltd.

SITE PLAN

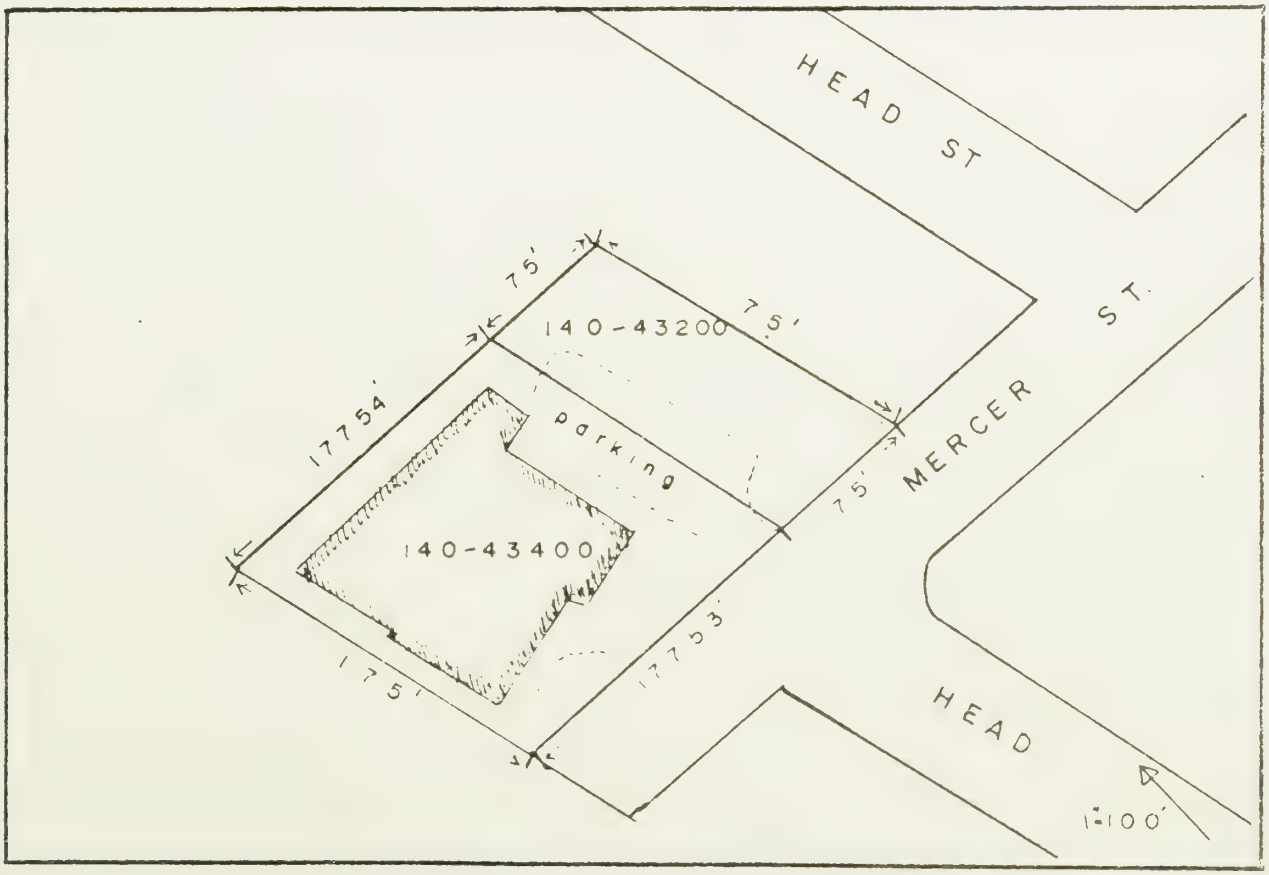


| NAME OF FIRM | CLARKE PRODUCTION LTD. | | |
|---|---|---|---|
| ADDRESS 111 Mercer Street | | Zone M1 | Neighbourhood Creighton West |
| Name of President | Owen Clarke | | |
| Product | design and screen process reproduction-point of sale displays | | |
| Year of firm's establishment 1949 | on site 1959 | Employees | M 16 E 6 |
| Tenure | owner X / tenant | Head office or Parent Company | as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 140-43400 | RCP 1370 L16 | 31,075 | 13,856 | 13,856 | 44% | 1:.44 |
| 140-43200 * | RCP 1370 L17 | 13,124 | parking | ---- | -- | --- |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | | 44,199 sqft<br>1.01 ac<br>.408 ha | 13,856 sqft<br>1287.2 $m^2$ | 13,856 sqft<br>1287.2 $m^2$ | | |

Additional Comments: * owned by Malcolm, Owen, and Joyce Clarke

SITE PLAN

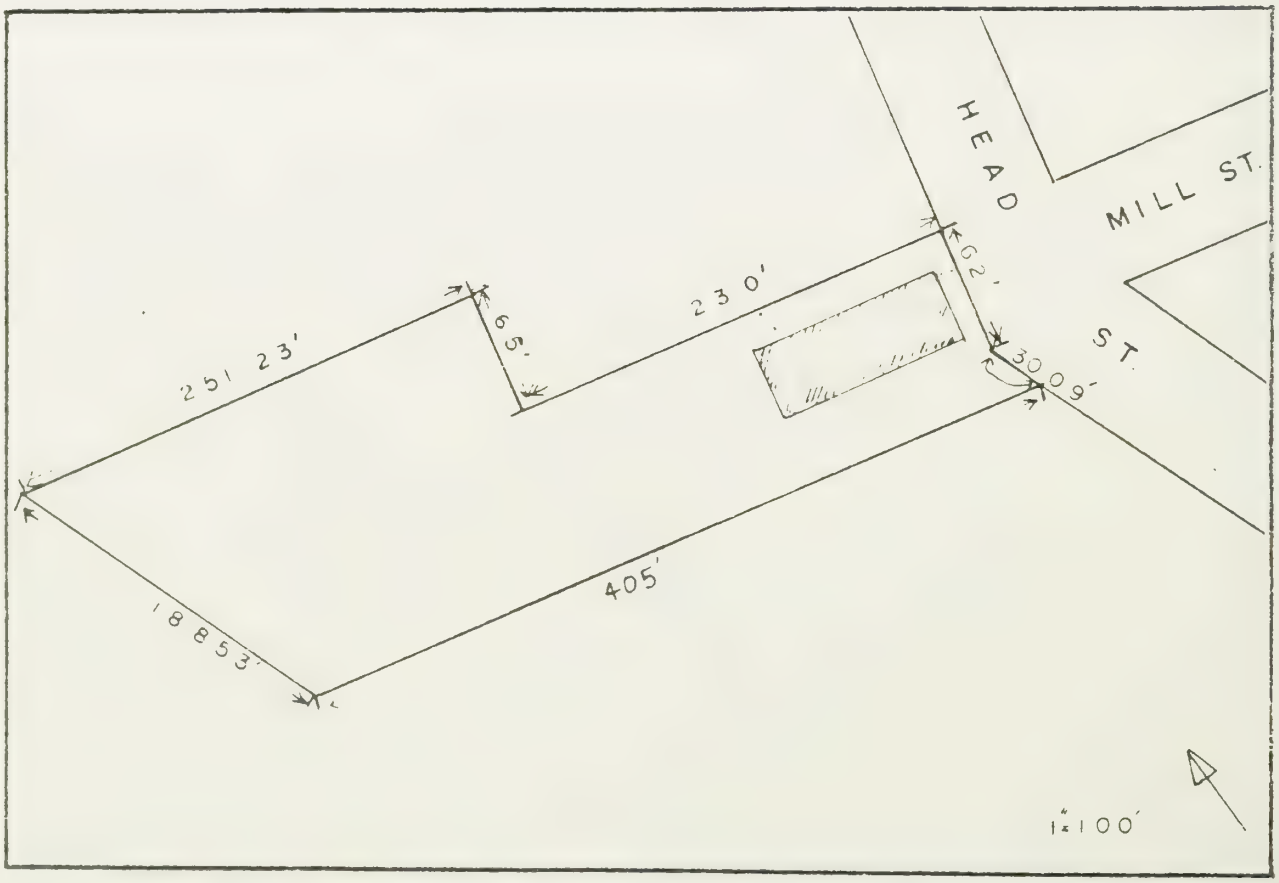


| NAME OF FIRM | CROWN PRINTING | | |
|---|---|---|---|
| ADDRESS 56 Head Street | | Zone M1 | Neighbourhood Creighton West |
| Name of President | Robert Martin | | |
| Product | commercial printing | | |
| Year of firm's establishment | 1974 | on site 1974 | Employees M 6 F 1 |
| Tenure | owner X | tenant | Head office or Parent Company Anchor Graphics |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 140-42200 | RCP 1370 L 15 | 22,912 | 5,604 | 5,604 | 24% | 1:.24 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Totals | 22,912 sqft<br>.526 ac<br>.212 ha | 5,604 sqft<br>520.6 m² | 5,604 sqft<br>520.6 m² | | |

Additional Comments:

SITE PLAN

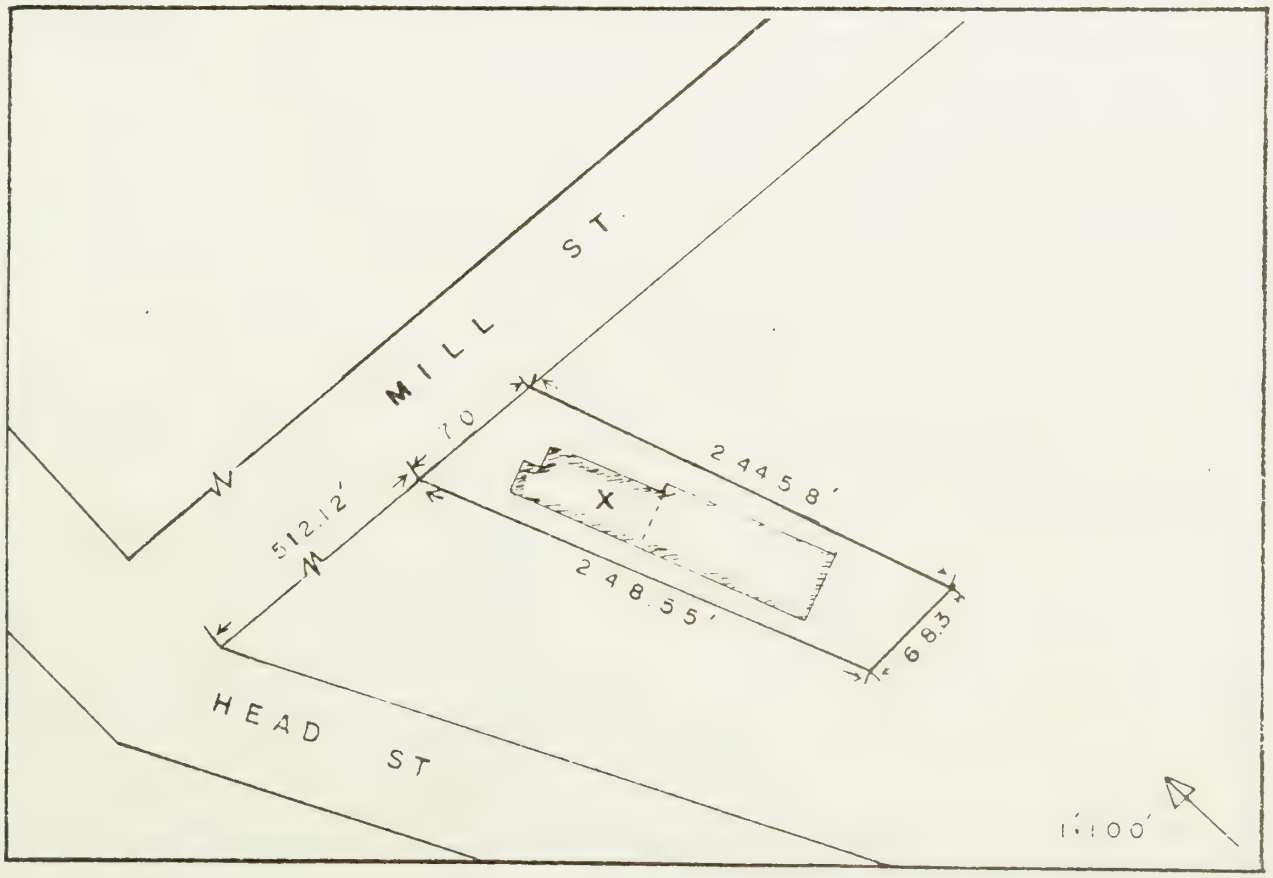


| | | | |
|---|---|---|---|
| NAME OF FIRM | DALY'S PATTERN AND MOULD | | |
| ADDRESS | 376 Mill Street | Zone M1 | Neighbourhood Creighton West |
| Name of President | E. Daly | | |
| Product | wood moulds, plastic patterns | | |
| Year of firm's establishment | 1965 on site 1977 | Employees | M 4 F 1 |
| Tenure | owner: ; tenant: X | Head office or Parent Company | as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 110-10600 | RCP 1370 L23PT | * | * | * | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Totals | sqft ac ha | sqft $m^2$ | sqft $m^2$ | | |

Additional Comments: * see owner, WM. BUCHANAN LTD.

SITE PLAN

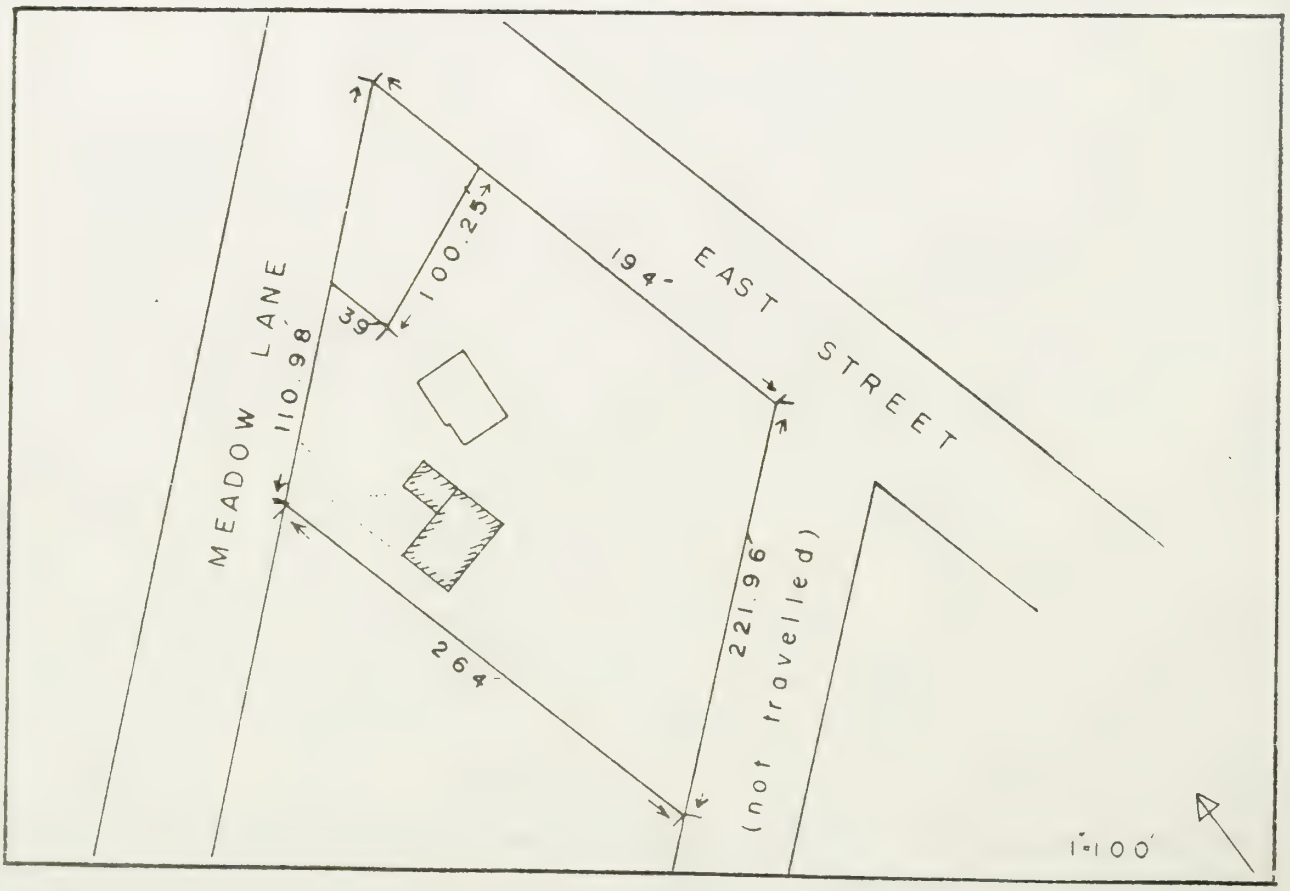


| NAME OF FIRM | DEWITT MOVERS | | |
|---|---|---|---|
| ADDRESS | 14 Meadow Lane | Zone M3 | Neighbourhood CBD |
| Name of President | Dale Delottinville | | |
| Product | moving and storage | | |
| Year of firm's establishment | 1945 | on site 1976 | Employees M 2 F 1 |
| Tenure | owner X | tenant | Head office or Parent Company as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 250-20000 | P 1465 BLK 73 LLPt L2 | 47,349 | 1,488 | 1,488 | 3% | 1:.03 |
| | Totals | 47.349 sqft 1.087 ac .4399 ha | 1,488 sqft 138.23 m² | 1,488 sqft 138.23 m² | | |

Additional Comments:

SITE PLAN

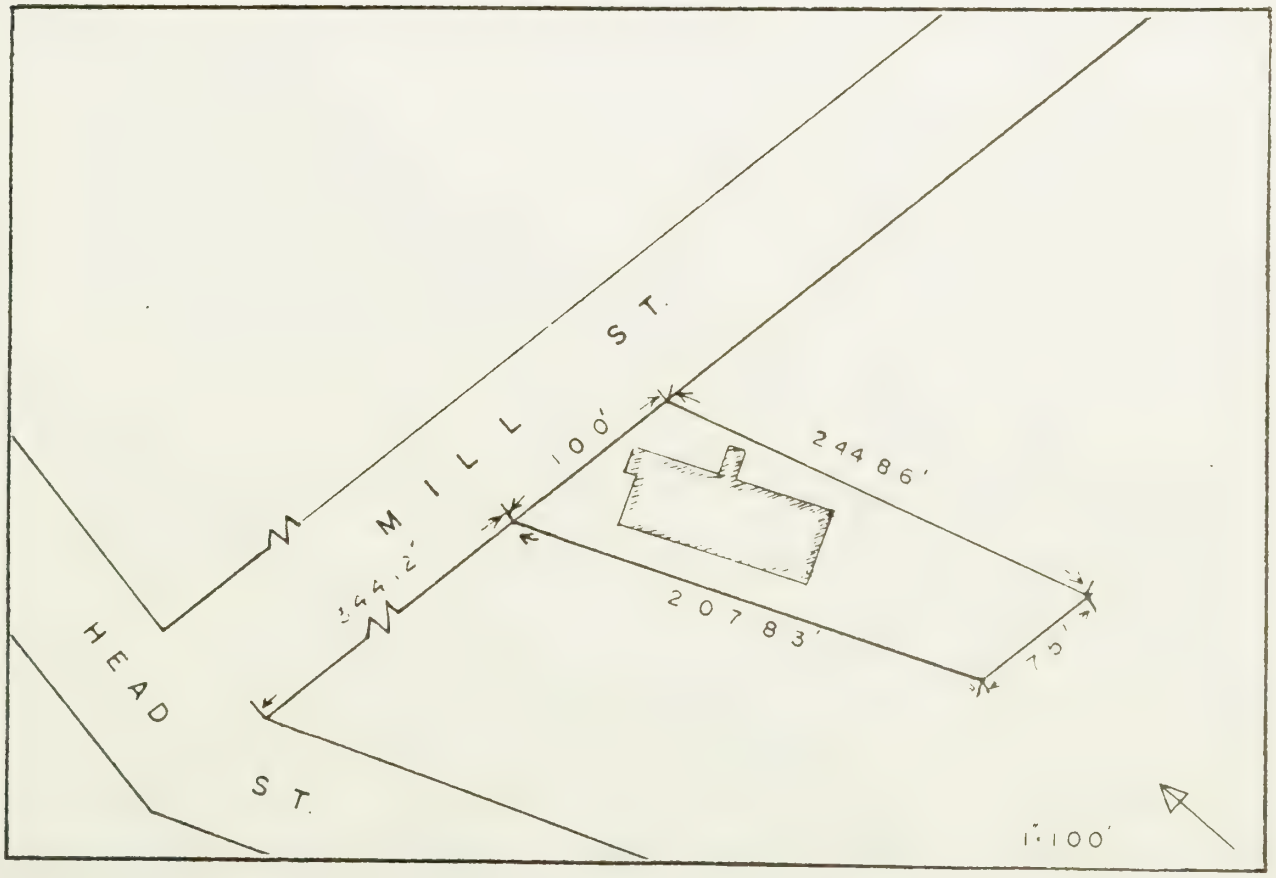


| | | | |
|---|---|---|---|
| NAME OF FIRM | DOMINION LIGHTNING ROD CO. | | |
| ADDRESS | 384 Mill Street | Zone M1 | Neighbourhood Creighton West |
| Name of President | D.P. Cliff | | |
| Product | lightning protection | | |
| Year of firm's establishment | 1898 on site 1959 | Employees | M 5 F 2 |
| Tenure | owner X / tenant | Head office or Parent Company | as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 110-10200 | RCP 1370 L25 | 21,780 | 3,488 | 4,000 | 16% | 1:.18 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Totals | 21,780 sqft .5 ac .202 ha | 3,488 sqft 324 $m^2$ | 4,000 sqft 371.6 $m^2$ | | |

Additional Comments: * office attached

SITE PLAN

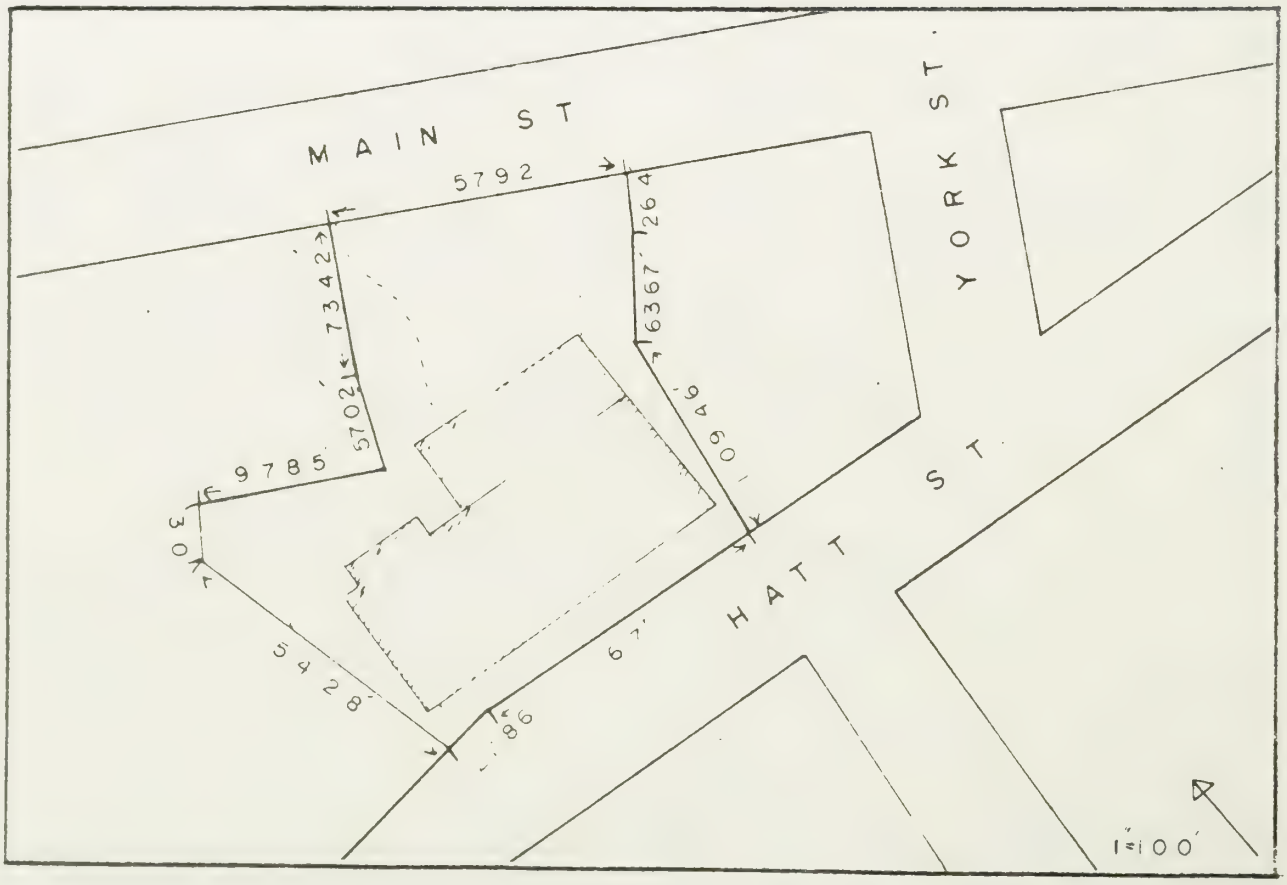


| | | | |
|---|---|---|---|
| NAME OF FIRM | DO-TAN TOOL AND GAUGE | | |
| ADDRESS | 15 Hatt Street | Zone M3 | Neighbourhood CBD |
| Name of President | R. Garth Doel | | |
| Product | jigs, fixtures, special purpose machinery | | |
| Year of firm's establishment | 1974 on site 1974 | Employees | M 51 F 4 |
| Tenure | owner X / tenant | Head office or Parent Company | as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 130-00400 | RCP 1404 L4PT | 48,351 | 14,767 | 56,674* | 30% | 1:1.2 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | | 48,351 sqft<br>1.11 ac<br>.449 ha | 14,767 sqft<br>1,371.8 m² | 56,674 sqft<br>5265 m² | | |

Additional Comments: * 3-storey structure, includes basement

SITE PLAN

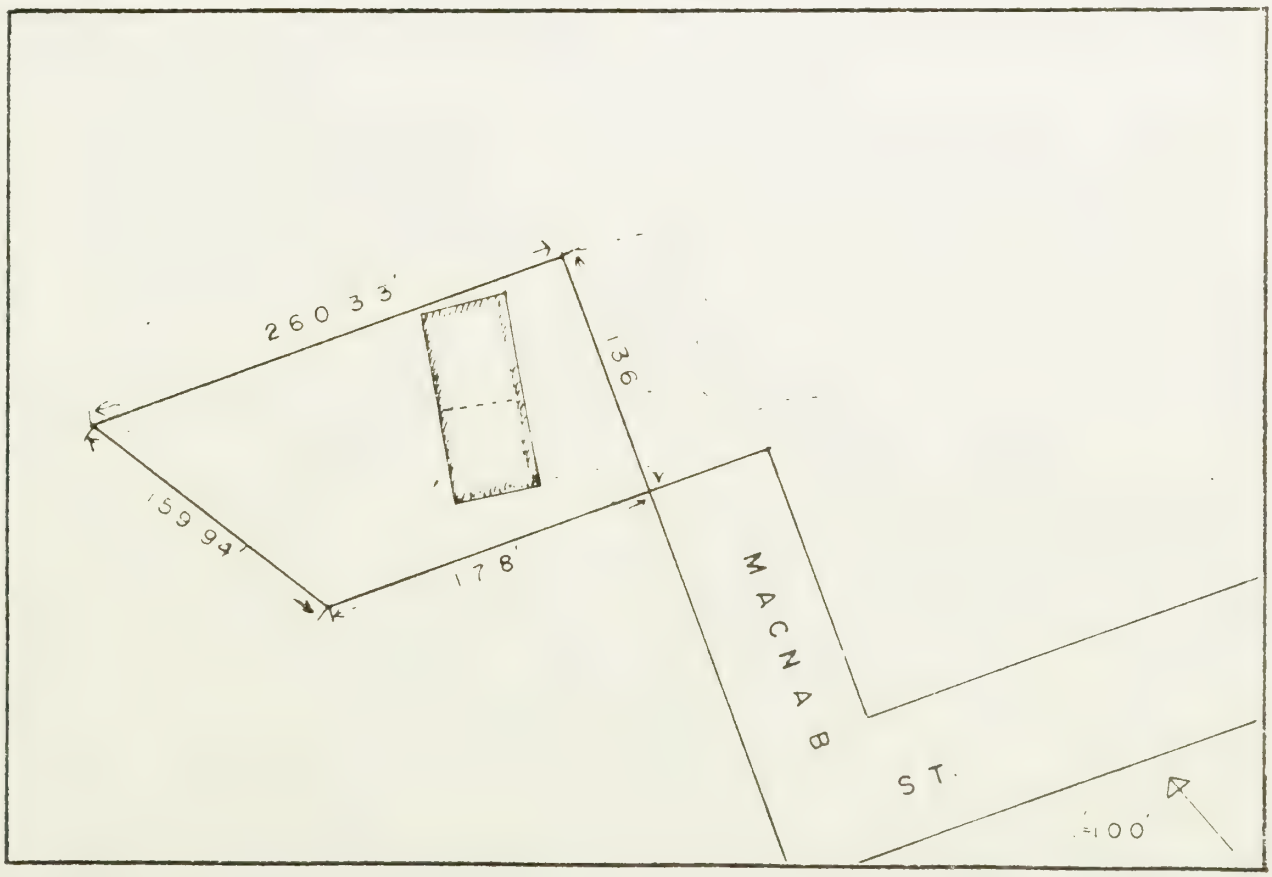


| NAME OF FIRM | DUNDAS CONCRETE PRODUCTS | | |
|---|---|---|---|
| ADDRESS | 440 MacNab Street | Zone M3 | Neighbourhood Spencer |
| Name of President | Clifford Rutherford | | |
| Product | patio stones | | |
| Year of firm's establishment | 1969 | on site 1969 | Employees M - F - |
| Tenure | owner X / tenant | Head office or Parent Company | as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 140-41200 | RCP 1370 L7 plus R-O-W | 28,488 | 4,724 | 4,724 | 16% | 1:.16 |
| | Totals | 28,488 sqft .654 ac. .264 ha | 4,724 sqft 438.8 $m^2$ | 4,724 sqft 438.8 $m^2$ | | |

Additional Comments: tenant: LaHaie Garage

SITE PLAN

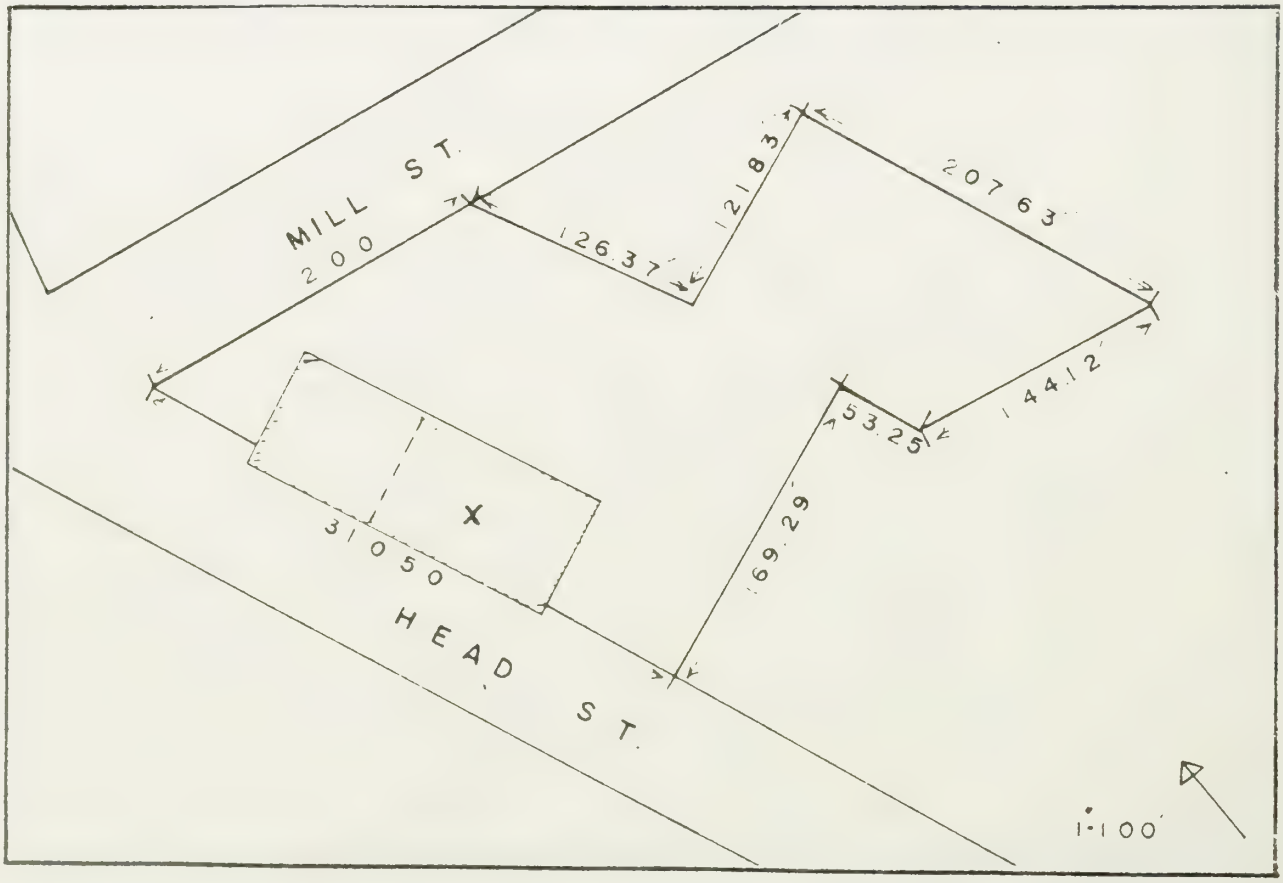


| NAME OF FIRM | DUNDAS PATTERN CO. LTD. | | |
|---|---|---|---|
| ADDRESS | 55 Head St. | Zone M1 | Neighbourhood Creighton West |
| Name of President | H. Rasmussen | | |
| Product | wood and metal patterns | | |
| Year of firm's establishment | 1975 | on site 1975 | Employees M 7 F 1 |
| Tenure | owner | tenant X | Head office or Parent Company as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 110-09300 | RCP 1370 L20 | * | * | * | * | * |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Totals | sqft ac. ha | sqft $m^2$ | sqft $m^2$ | | |

Additional Comments: * see owner: ORMEROD BROS. LTD.

SITE PLAN

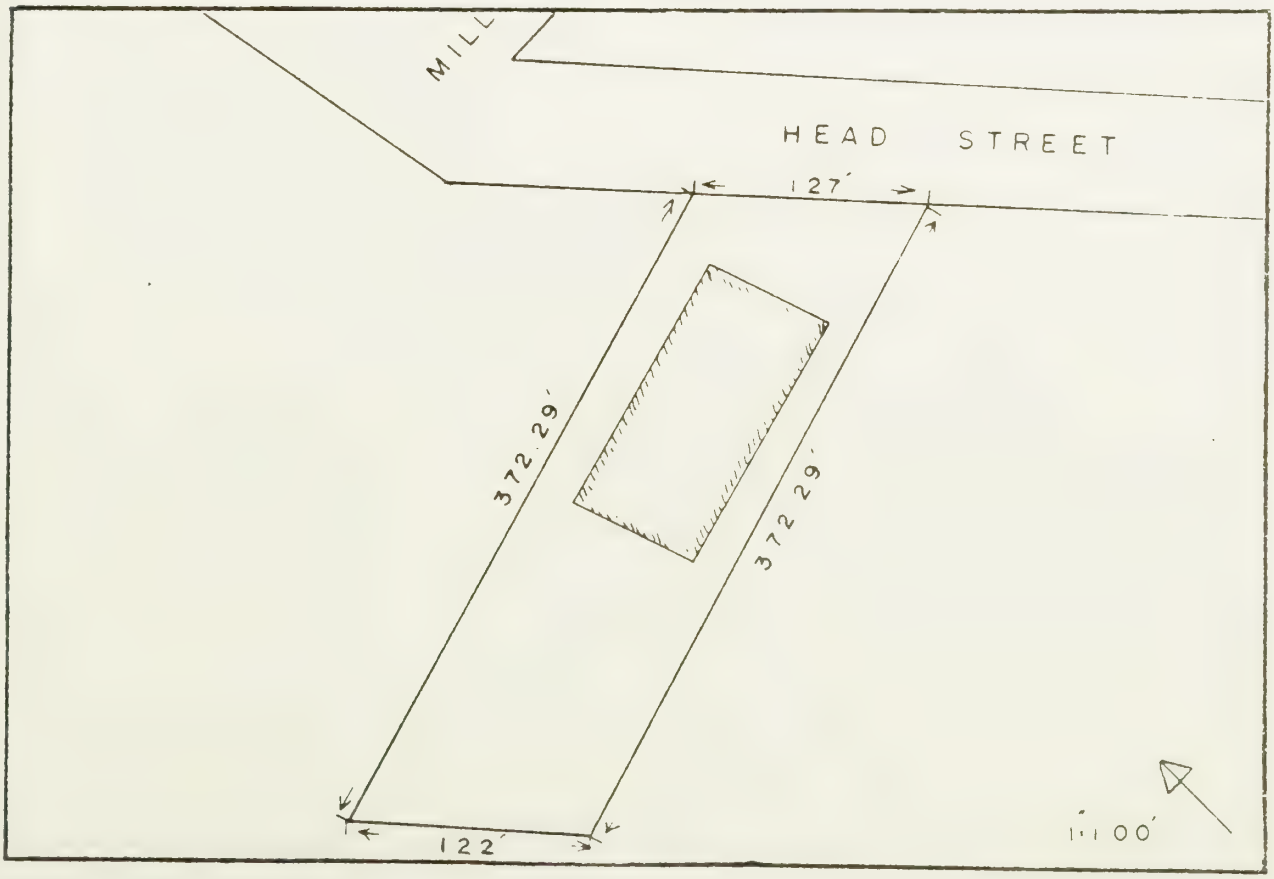


| NAME OF FIRM | DUNDAS RIDE CENTRE LTD. | | |
|---|---|---|---|
| ADDRESS | 62 Head Street | Zone M1 | Neighbourhood Creighton West |
| Name of President | Richard West | | |
| Product | storage and returning | | |
| Year of firm's establishment | -- on site 1978 | Employees | M 5 F 0 |
| Tenure | owner: | tenant: X | Head office or Parent Company: as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 140-42500 | RCP 1370 L6PT | 41,164 | 9,800 | 9,800 | 24% | 1:.24 |
| | RCP 62 R1536 Part1 | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | | 41,164 sqft<br>.945 ac<br>.382 ha | 9,800 sqft<br>910.4m² | 9,800 sqft<br>910.4m² | | |

Additional Comments: owned by Haltworth Properties;
other tenant: Dundas Tire Distributors Ltd.

SITE PLAN

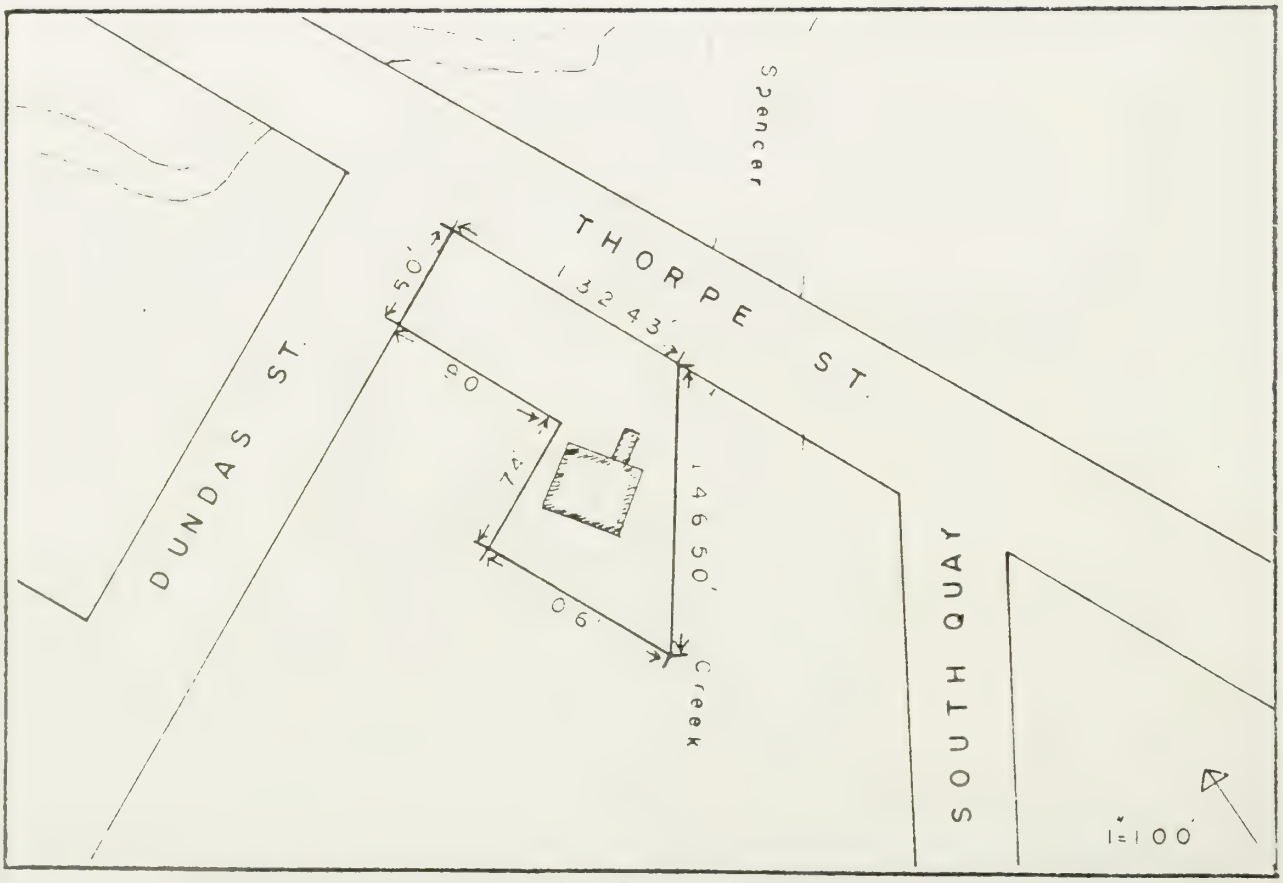


| NAME OF FIRM | J. EATON SALES | | |
|---|---|---|---|
| ADDRESS | 34 Thorpe Street | Zone M3 | Neighbourhood CBD |
| Name of President | J. Eaton | | |
| Product | plastics manufacturing and sales | | |
| Year of firm's establishment | 1965 | on site 1965 | Employees M 2 F 1 |
| Tenure | owner X | tenant | Head office or Parent Company as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 250-17600 | P 1465 BLK 67 L2 PT L3 PT | 15,010 | 1,441 | 1,441 | 9.6 | 1:.09 |
| | Totals | 15,010 sqft .345 ac .139 ha | 1,441 sqft 133.8 $m^2$ | 1,441 sqft 133.8 $m^2$ | | |

Additional Comments:

SITE PLAN



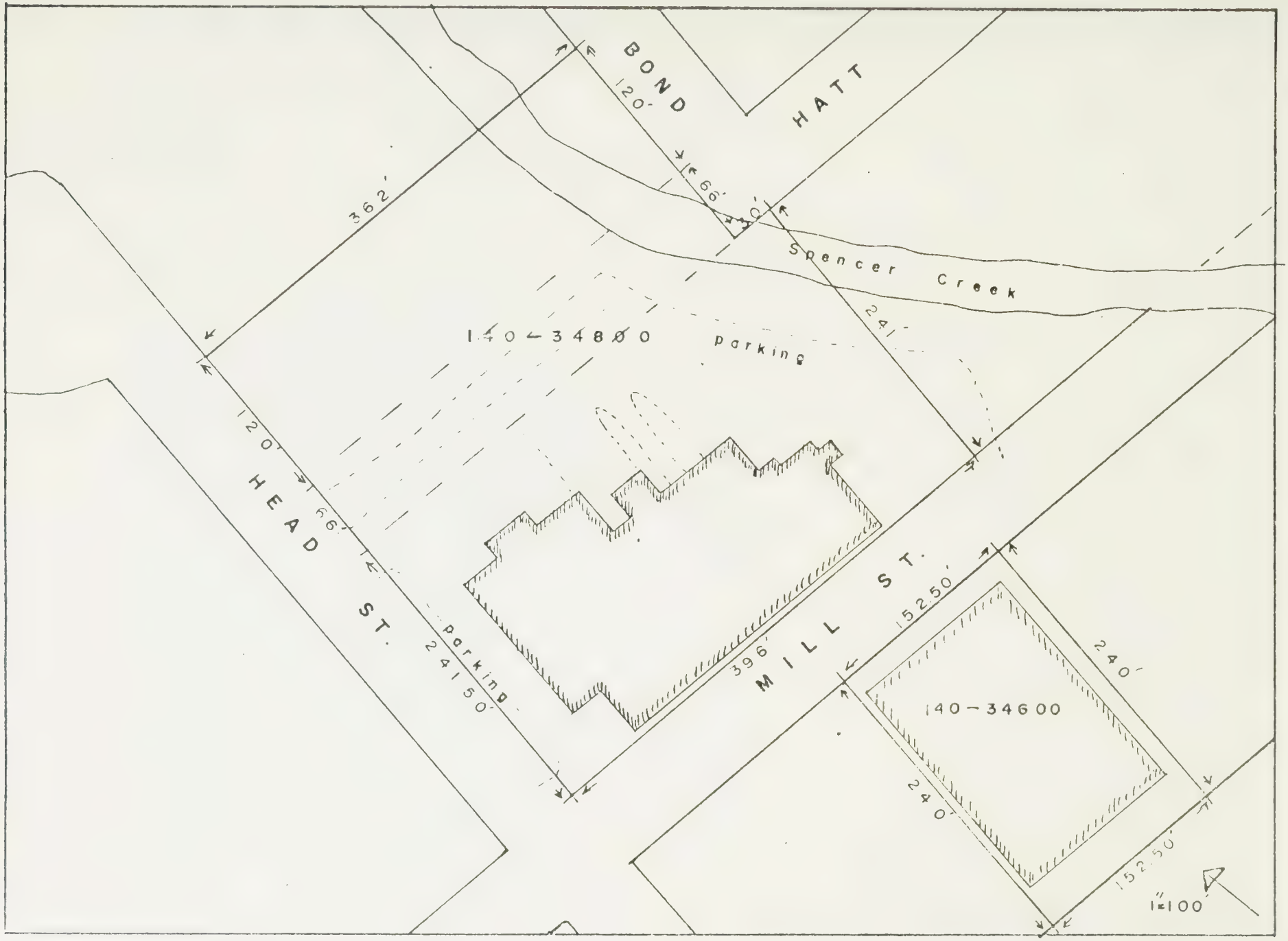
| NAME OF FIRM | EL-MET-PARTS LTD. | | |
|---|---|---|---|
| ADDRESS | 47 Head Street | Zone M3 | Neighbourhood Spencer |
| Name of President | J. Papakyriakou | | |
| Product | component parts for electrical industry | | |
| Year of firm's establishment | 1947 | on site 1950 | Employees M 133 F 7 |
| Tenure | owner X | tenant | Head office or Parent Company: Toromont Ind. Ltd., Toronto |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 140-34600 | RCP 1370 L27 | 36,590 | 23,299 | 25,175 * | 64% | 1:.69 |
| 140-34800 | P1443BLK 25 L12PT | 162,957 | 36,251 | 36,869 * | 22% | 1:.23 |
| | L13PT etc. RP | | | | | |
| | 1443 BLK 25L 1-12 | | | | | |
| | Totals | 199547 sqft<br>4.58 ac<br>1.85 ha | 59550 sqft<br>5532 $m^2$ | 62044 sqft<br>5763.8 $m^2$ | | |

Additional Comments: * 2-storey structures

SITE PLAN

see next page


BOND
HATT
120'
66'
30'
362'
Spencer Creek
241'
140-34800
parking
120'
66'
HEAD ST.
parking
241 50'
396'
MILL ST.
152.50'
240'
140-34600
240'
152.50'
1"=100'

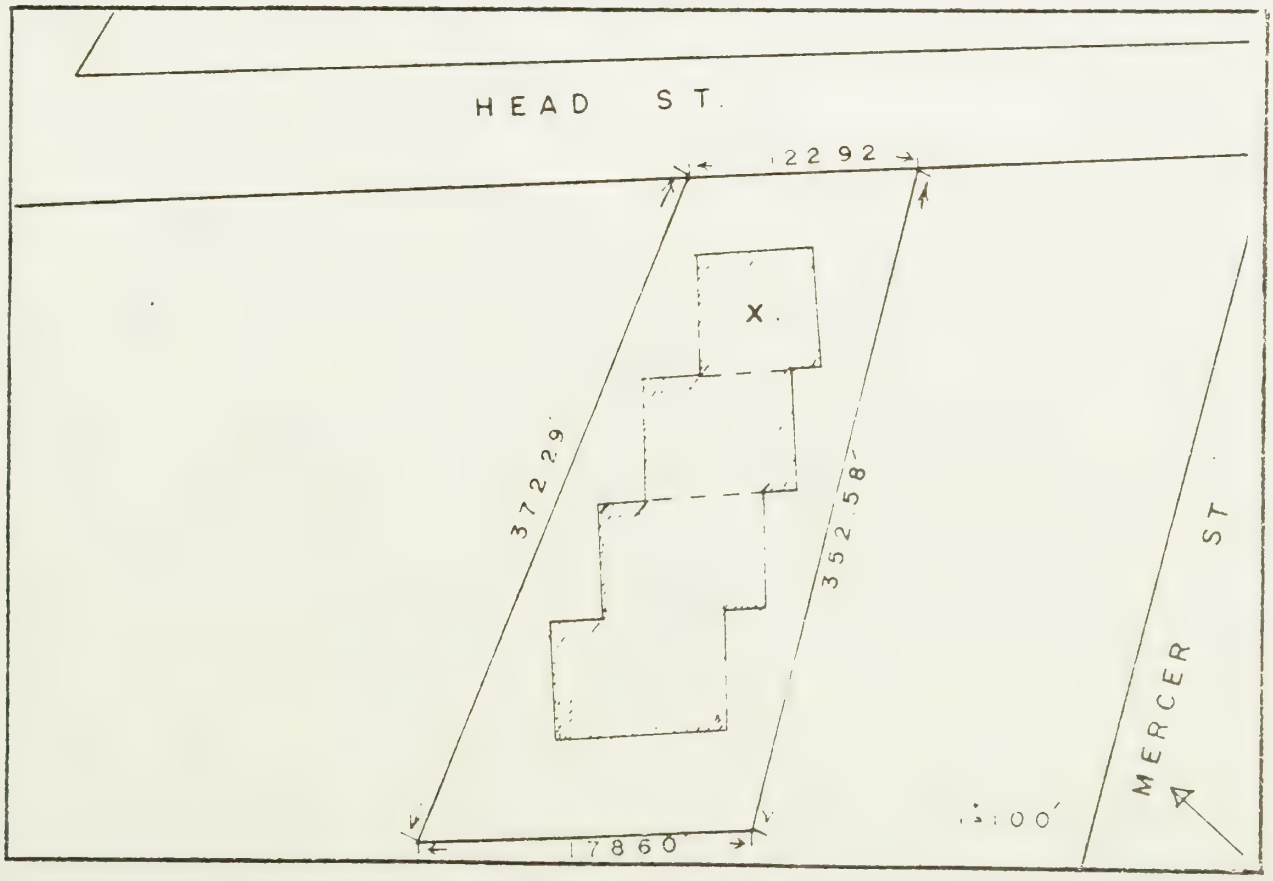
| NAME OF FIRM | EURO-DRIVE CLUTCHES | | |
|---|---|---|---|
| ADDRESS | 64 Head Street | Zone M1 | Neighbourhood Creighton West |
| Name of President | * | | |
| Product | * | | |
| Year of firm's establishment | * | on site * | Employees M * F * |
| Tenure | owner / tenant | Head office or Parent Company | |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 140-42801 | RCP 1370 Lot 1 | ** | ** | ** | ** | ** |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Totals | sqft ac. ha | sqft $m^2$ | sqft $m^2$ | | |

Additional Comments: * no response

** See owner: ZABEL BROS. CONTRACTORS LTD.

SITE PLAN

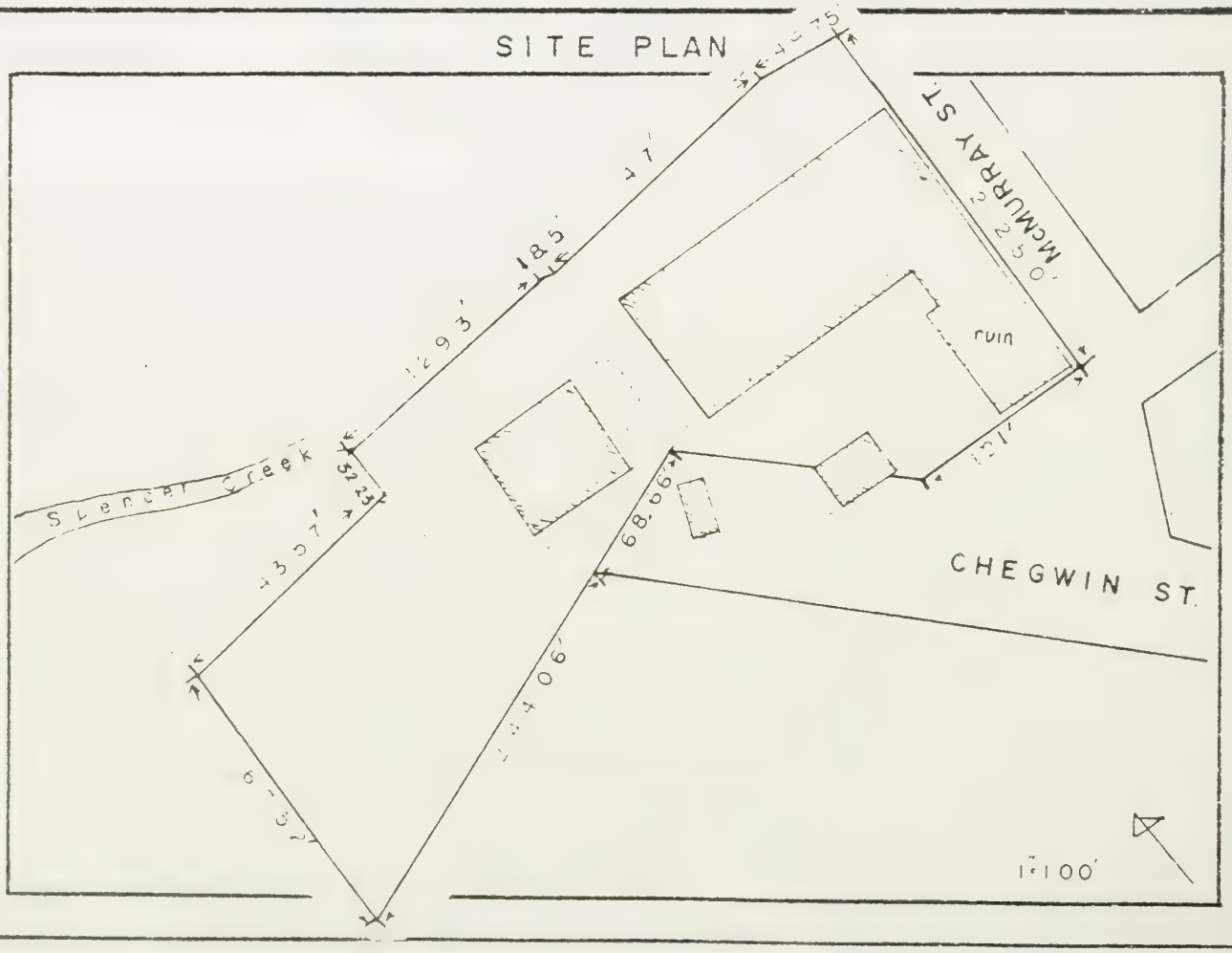


| NAME OF FIRM | J.R. FERGUSSON CO. LTD. | | |
|---|---|---|---|
| ADDRESS | 1-10 Hope Street | Zone M1 | Neighbourhood Creighton East |
| Name of President | J.R. Fergusson | | |
| Product | grey iron castings | | |
| Year of firm's establishment | 1937 | on site 1937 | Employees M 25 F 1 |
| Tenure | owner X | tenant | Head office or Parent Company as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 120-26400 | RCP 1442 L15 | 82,328 | 24,050 | 24,050* | 29% | 1:.29 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | | 82,328 sqft<br>1.890 ac.<br>.764 ha | 24,050 sqft<br>2234.2 $m^2$ | 24,050 sqft<br>2234.2 $m^2$ | | |

Additional Comments: * includes basement and 3rd floor

SITE PLAN

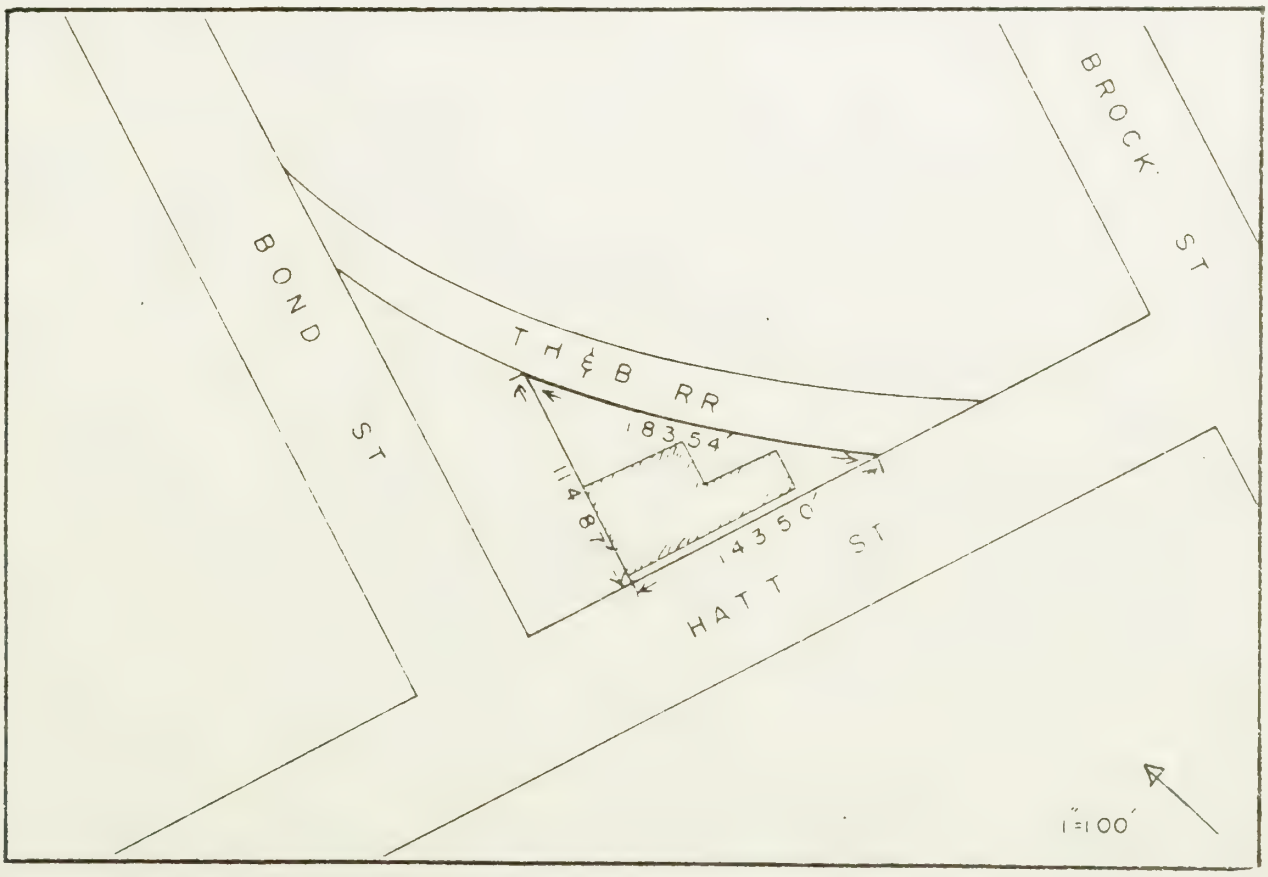


| NAME OF FIRM | FRID AND NAGEY COLLISION SERVICE | | |
|---|---|---|---|
| ADDRESS | 347 Hatt Street | Zone M1 | Neighbourhood Spencer |
| Name of President | Donald Frid | | |
| Product | automobile painting and repair | | |
| Year of firm's establishment | 1971 | on site 1973 | Employees M 5 F 0 |
| Tenure | owner X / tenant | Head office or Parent Company | as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 150-33400 | P1443 BLK 26 L11PT L12PT L13 | 7,230.9 | 3,904 | 3,904 | 54% | 1:.54 |
| Totals | | 7230.9 sqft .166 ac. .067 ha | 3,904 sqft 362.6 $m^2$ | 3,904 sqft 362.6 $m^2$ | | |

Additional Comments:

SITE PLAN

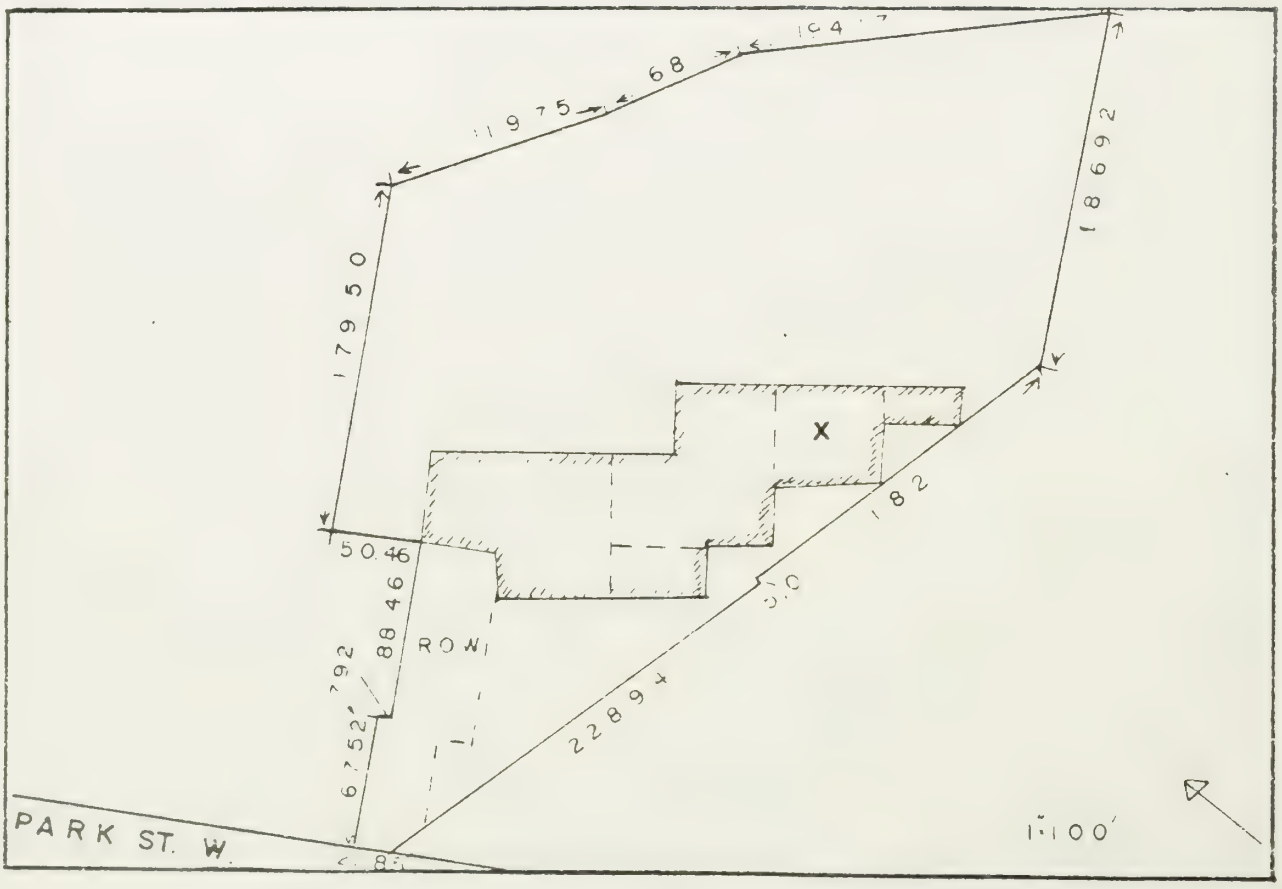


| | | | |
|---|---|---|---|
| NAME OF FIRM | HAMILTON SCREW MACHINE | | |
| ADDRESS | 1 Bond Street North | Zone M3 | Neighbourhood Colborne |
| Name of President | Adam Brejak | | |
| Product | machine parts | | |
| Year of firm's establishment | 1970 | on site 1972 | Employees M 4 F 3 |
| Tenure | owner: | tenant: X | Head office or Parent Company: as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 160-27300 | RCP 1473 L4 | * | * | * | * | * |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Totals | sq ft / ac. / ha | sq ft / $m^2$ | sq ft / $m^2$ | | |

Additional Comments: *see owner: LA FAVOURITE RUBBER CO.

SITE PLAN

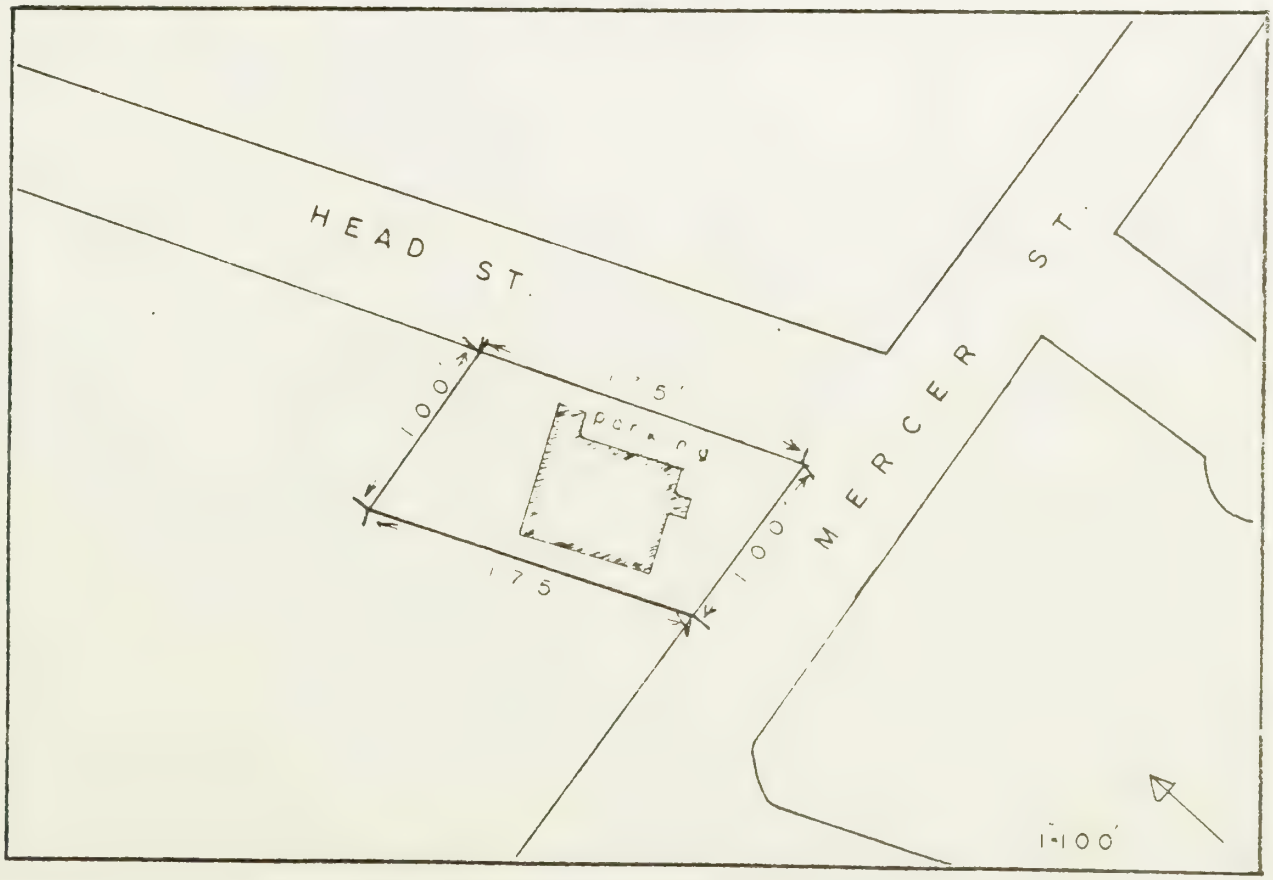


| NAME OF FIRM | HAMILTON TOOL OF DUNDAS LTD. | | |
|---|---|---|---|
| ADDRESS | 105 Mercer Street | Zone M1 | Neighbourhood Creighton West |
| Name of President | H.L. Vollick | | |
| Product | tools and dies | | |
| Year of firm's establishment | 1952 | on site 1964 | Employees M 20 F 1 |
| Tenure | owner X | tenant | Head office or Parent Company as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 140-43000 | RCP 1370 L8 | 17,498 | 3,402 | 4,320* | 19% | 1:.25 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Totals | 17,498 sqft<br>.402 ac.<br>.163 ha | 3,402 sqft<br>316 $m^2$ | 4,320 sqft<br>401.3 $m^2$ | | |

Additional Comments: * office attached

SITE PLAN



| NAME OF FIRM | M.A. HENRY LTD. | | |
|---|---|---|---|
| ADDRESS | 1 Head Street | Zone M3 | Neighbourhood Spencer |
| Name of President | Bill Schoenhardt | | |
| Product | toys, juvenile furniture | | |
| Year of firm's establishment ? | on site 1946 | Employees | M 36 F 36 |

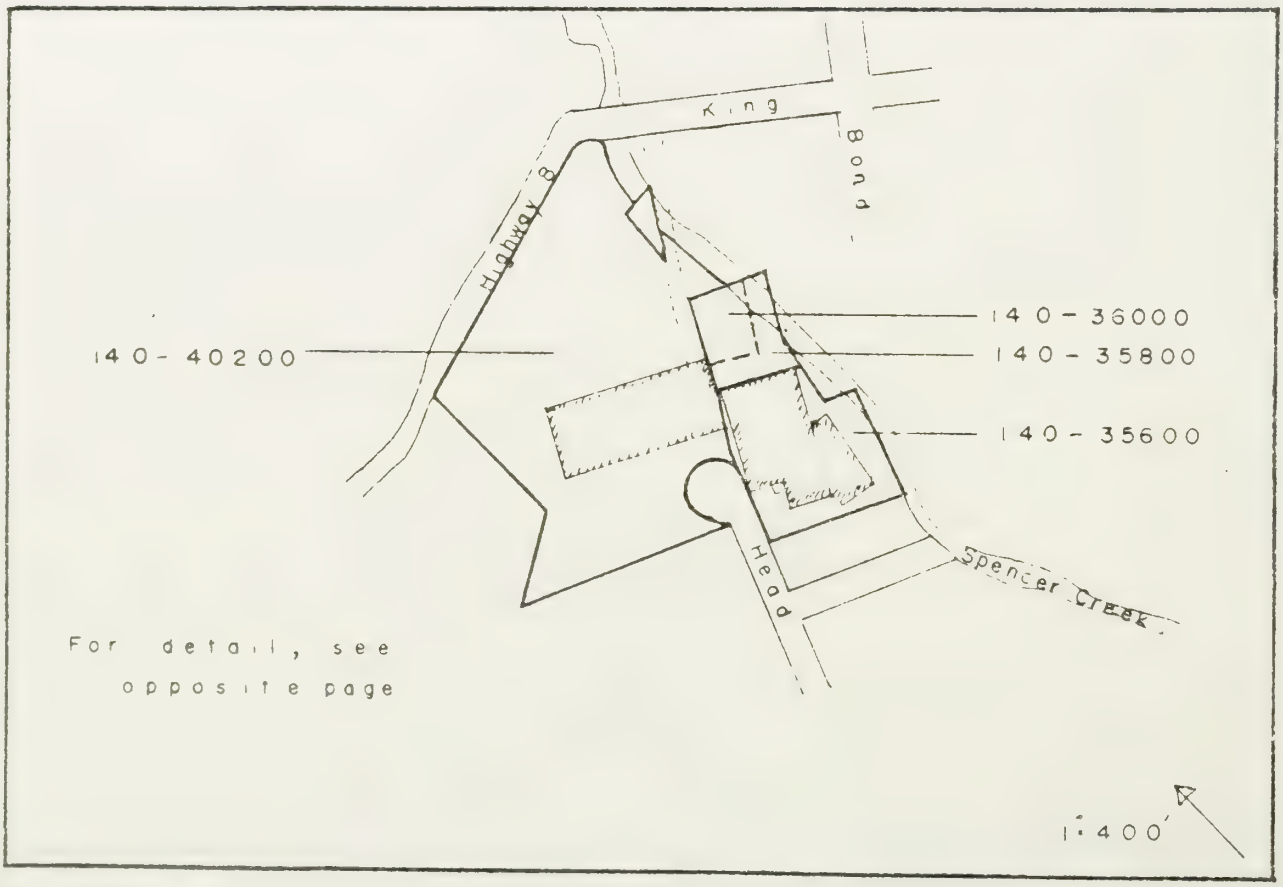
| Tenure | owner | tenant | Head office or Parent Company |
|---|---|---|---|
| | X | | as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 140-35600 | P1443BLK25L10L11PT | 79,540 | 52,925 | 52,110* | 66% | 1:.73 |
| 140-35800 | P1443BLK18L14etc. | 3,920 | vacant | --- | -- | -- |
| 140-36000 | P1443BLK18L12to13 | 11,935 | 1,299 | 1,299 | 11% | 1:.11 |
| | RCP1370L2PTBP62 | | | | | |
| 140-40200 | R2698 Part 1 | 296,992 | 43,400** | 43,400*** | 15% | 1:.15 |
| | Totals | 392387 sqft 9 ac. 3.6ha | 97624 sqft 9069 $m^2$ | 102809 sqft 9550.9 $m^2$ | | |

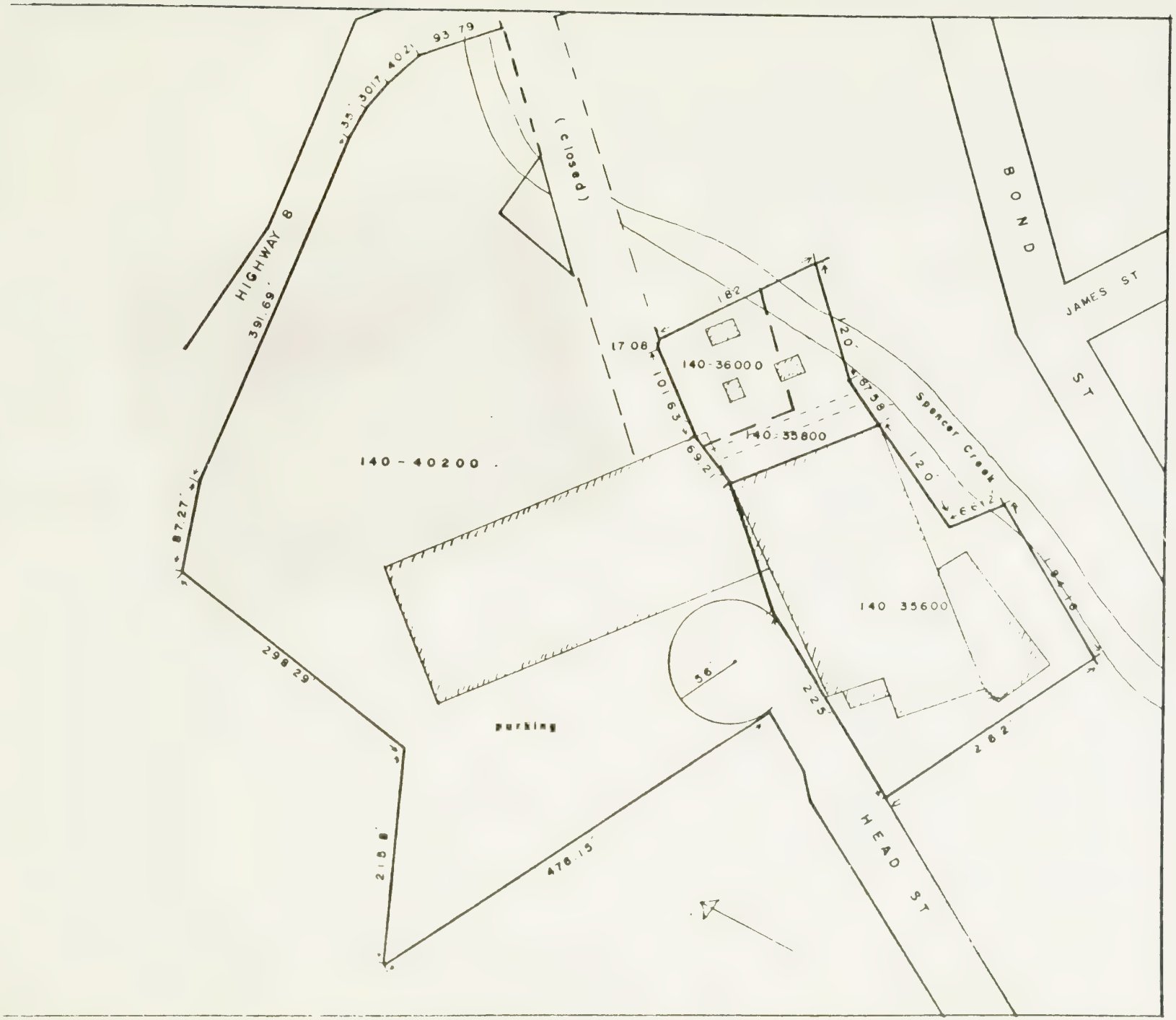
Additional Comments: * 2-storey

** underway *** estimated

SITE PLAN




For detail, see opposite page

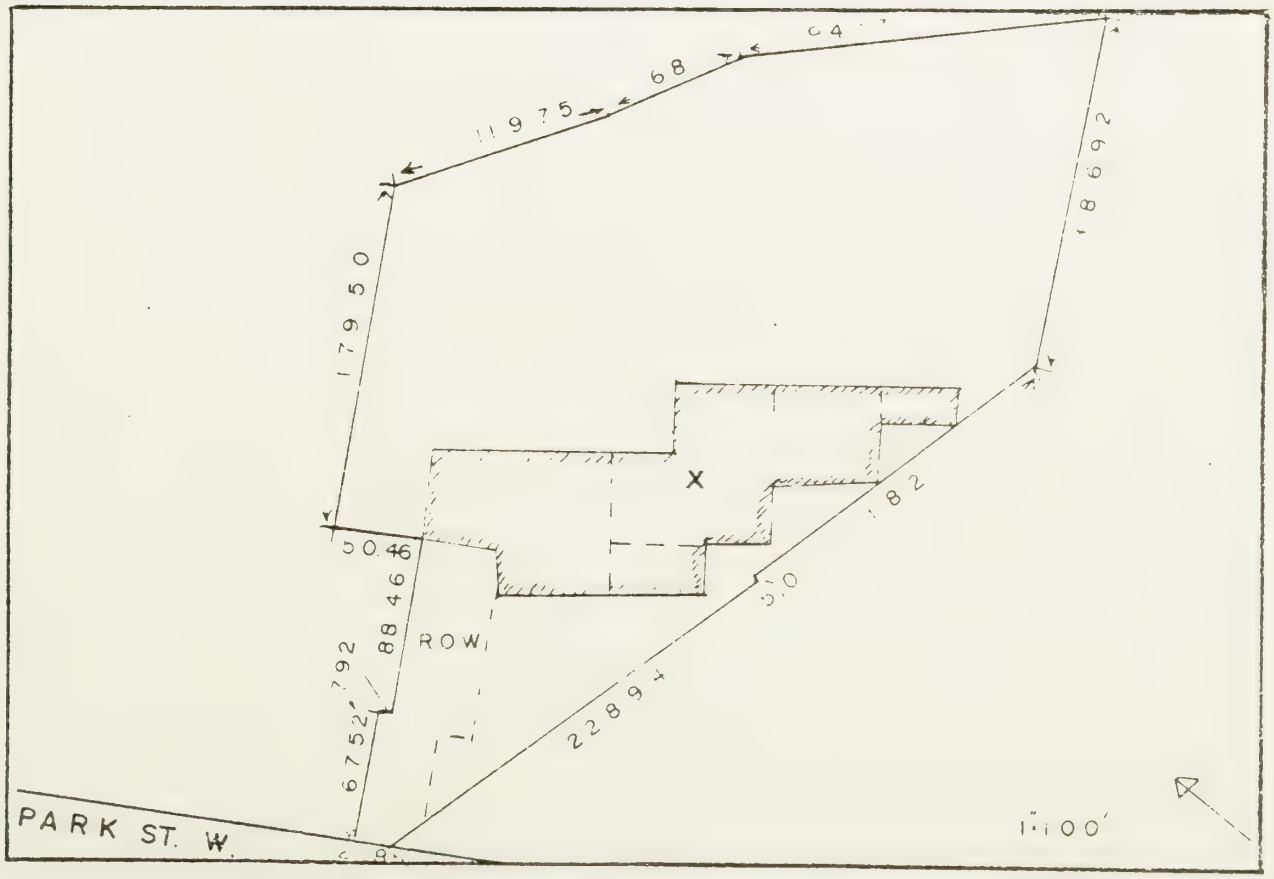

HIGHWAY 8
391.69'
87.27'
298.29'
218.8'
478.15'
(closed)
140-40200
parking
140-36000
140-35800
140 35600
182
17.08
101.63
69.21
20'
87.58'
120'
Spencer Creek
BOND
JAMES ST
ST
HEAD ST
225
262
56

| NAME OF FIRM | HYDRACO ( WENTWORTH ) LTD. | | |
|---|---|---|---|
| ADDRESS | 1 Bond Street North | Zone M3 | Neighbourhood Colborne |
| Name of President | R. Schuett | | |
| Product | hydraulic cylinders | | |
| Year of firm's establishment | 1970 | on site 1972 | Employees M 2 F 0 |
| Tenure | owner | tenant X | Head office or Parent Company as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 160-27800 | RCP 1473 L4 Bldg 5 | * | * | * | * | * |
| | L6Pt | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Totals | sqft ac. ha | sqft $m^2$ | sqft $m^2$ | | |

Additional Comments: * see owner: LA FAVOURITE RUBBER CO.

SITE PLAN

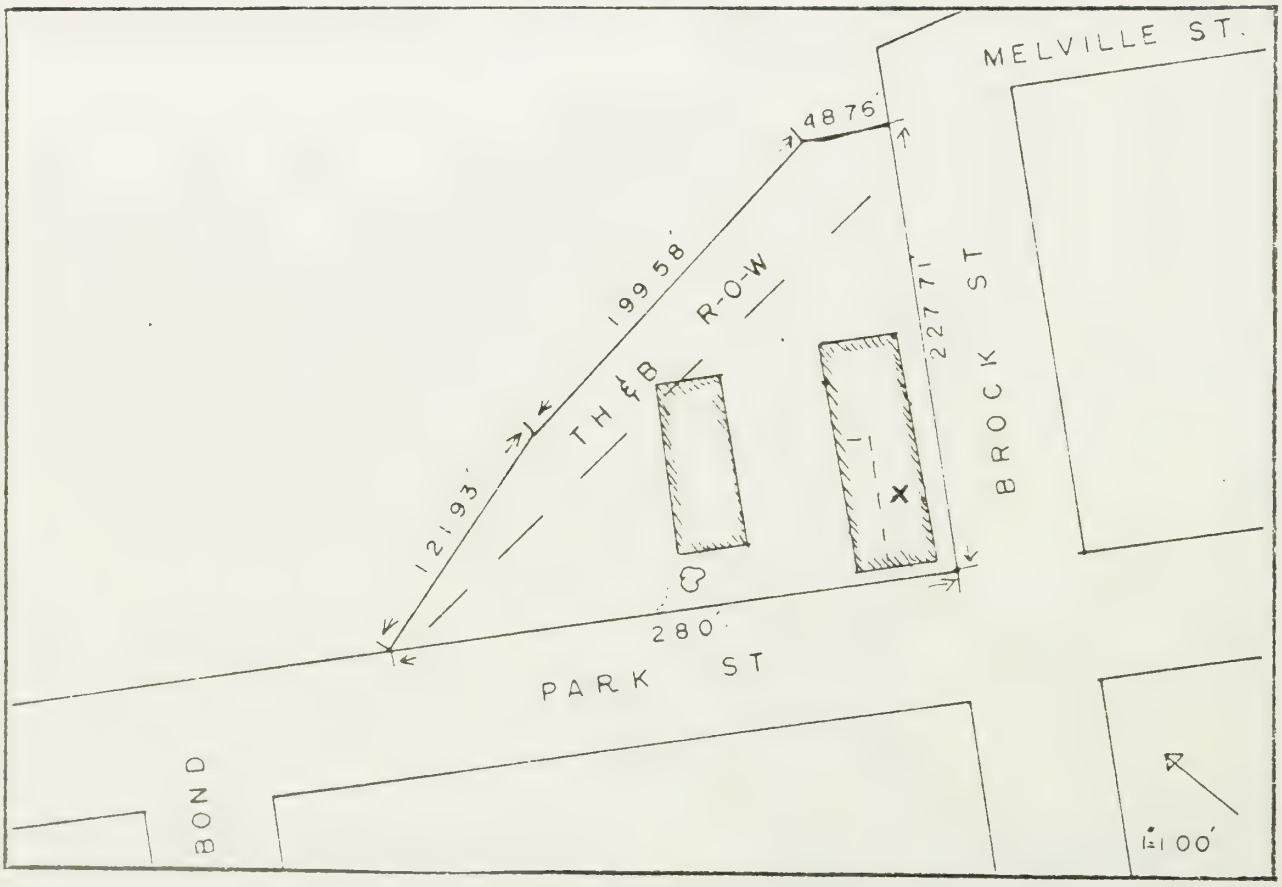


| | | | |
|---|---|---|---|
| NAME OF FIRM | ISBISTER RESTORATION CO. | | |
| ADDRESS 341 Park Street Bldg 3 | | Zone M1 | Neighbourhood Colborne |
| Name of President | Malcolm Isbister | | |
| Product | restoration of the exterior of buildings | | |
| Year of firm's establishment 1968 | on site 1973 | Employees | M 6 / F 1 |
| Tenure | owner / tenant X | Head office or Parent Company | as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 160-28300 | RCP 1473 Lo | * | * | * | * | * |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Totals | sq.ft ac ha | sq.ft $m^2$ | sq.ft $m^2$ | | |

Additional Comments: * see owner: WILCHAR CONSTRUCTION

SITE PLAN



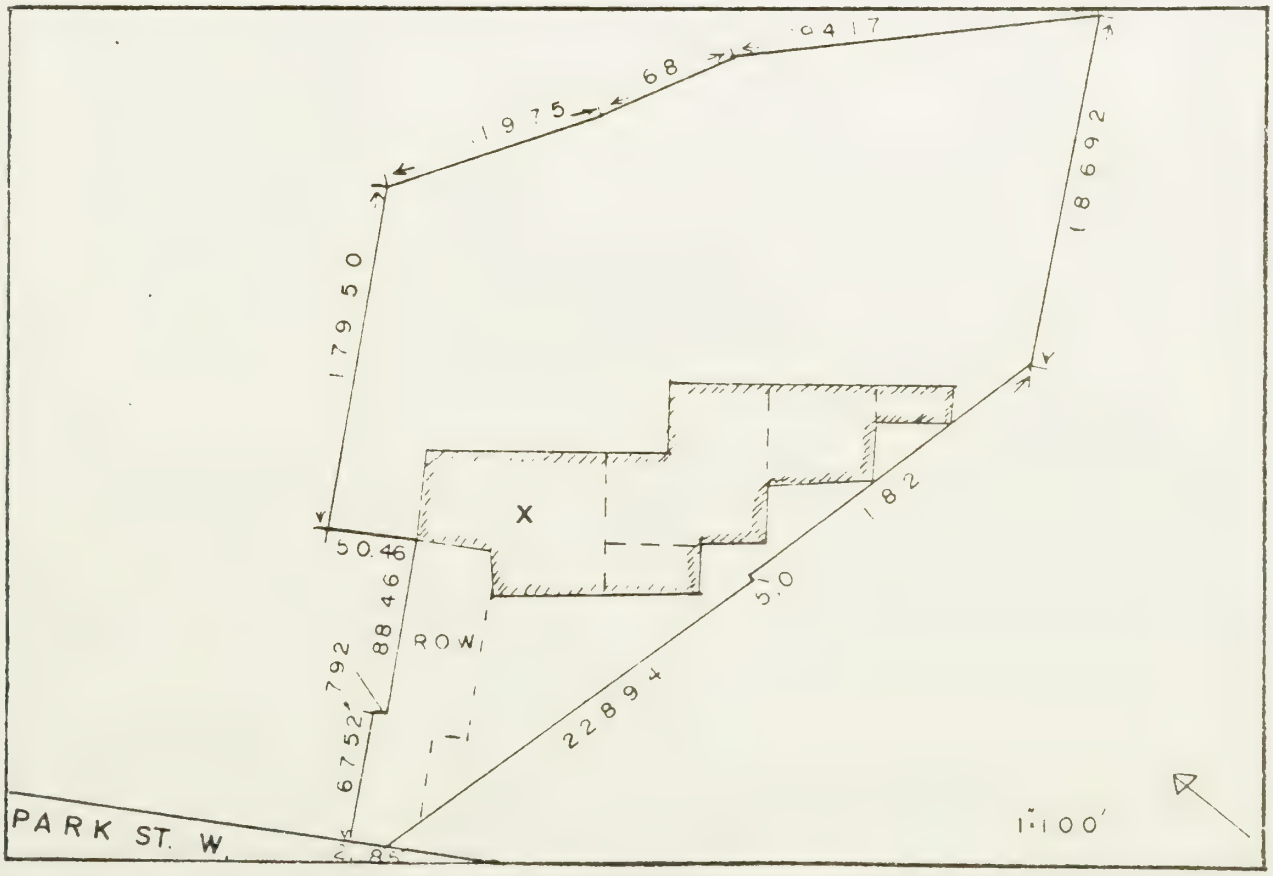
| | | | |
|---|---|---|---|
| NAME OF FIRM | LA FAVOURITE RUBBER MANUFACTURING CO. | | |
| ADDRESS | 1 Bond Street | Zone M3 | Neighbourhood Colborne |
| Name of President | ( in New Jersey ) | | |
| Product | rubber expansion joint | | |
| Year of firm's establishment | 1959 on site 1963 | Employees | M 3 F 0 |

| Tenure | owner | tenant | Head office or Parent Comoany | New Jersey |
|---|---|---|---|---|
| | X | | | |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 160-27800 | RCP 1473 L 4 | 67,561 | 17,157 | 17,157 | 25% | 1:.25 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Totals | 67,561 sqft<br>1.551 ac.<br>.627 ha | 17,157 sqft<br>1593.8 m² | 17,157 sqft<br>1593.8 m² | | |

Additional Comments: tenants: Hamilton ScrewMachine, Hydraco Ltd., Nuraseal, Norvik Louver

SITE PLAN



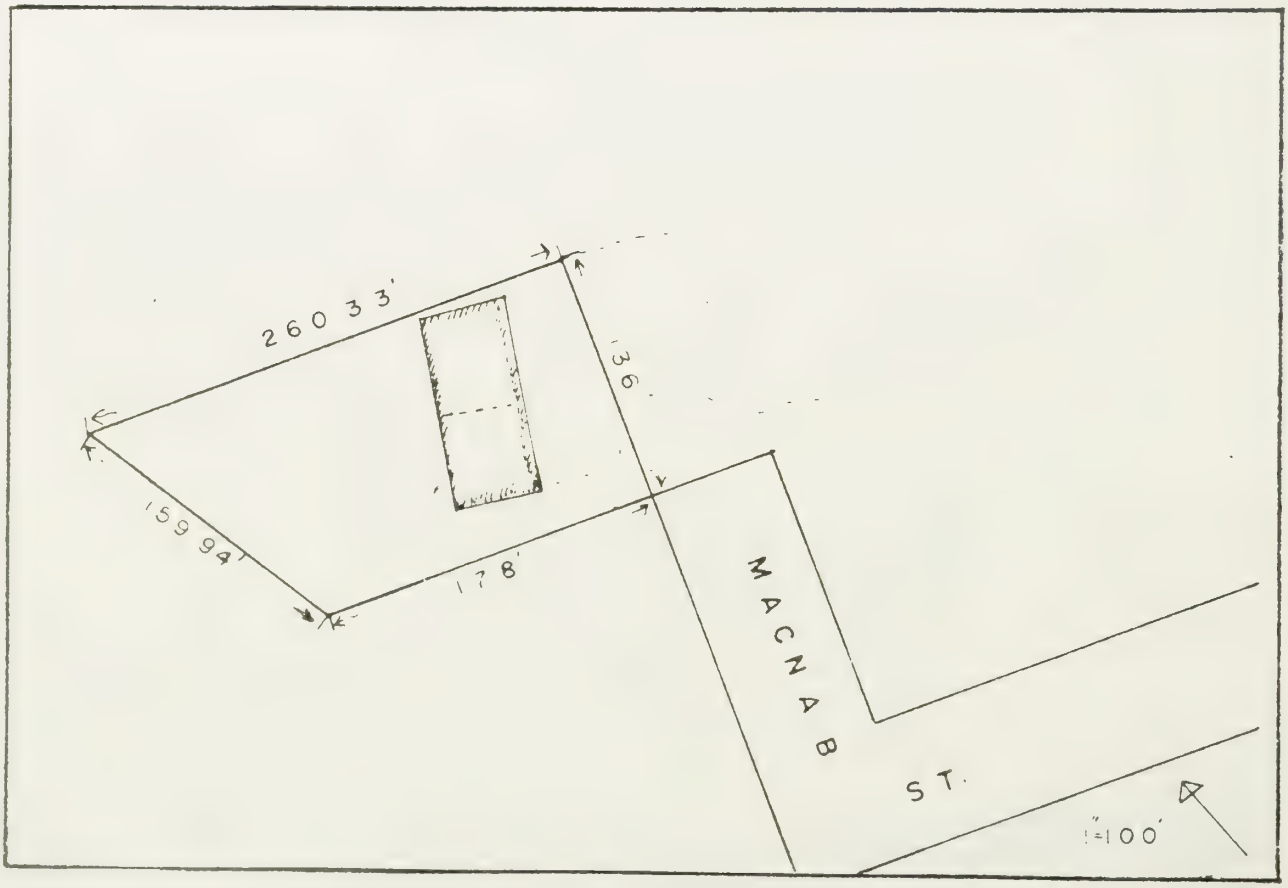
| | | | |
|---|---|---|---|
| NAME OF FIRM | LA HAIE GARAGE * | | |
| ADDRESS | 442 Mac Nab Street | Zone M3 | Neighbourhood Spencer |
| Name of President | Louie LaHaie | | |
| Product | garage and radiator shop | | |
| Year of firm's establishment | 1971 on site 1971 | Employees | M 2 F 0 |
| Tenure | owner / tenant X | Head office or Parent Company | as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 140-41200 | RCP1370 L7 | ** | ** | ** | ** | ** |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Totals | sqft ac ha | sqft $m^2$ | sqft $m^2$ | | |

Additional Comments: **see owner: DUNDAS CONCRETE PRODUCTS

* formerly Ollman Garage

SITE PLAN

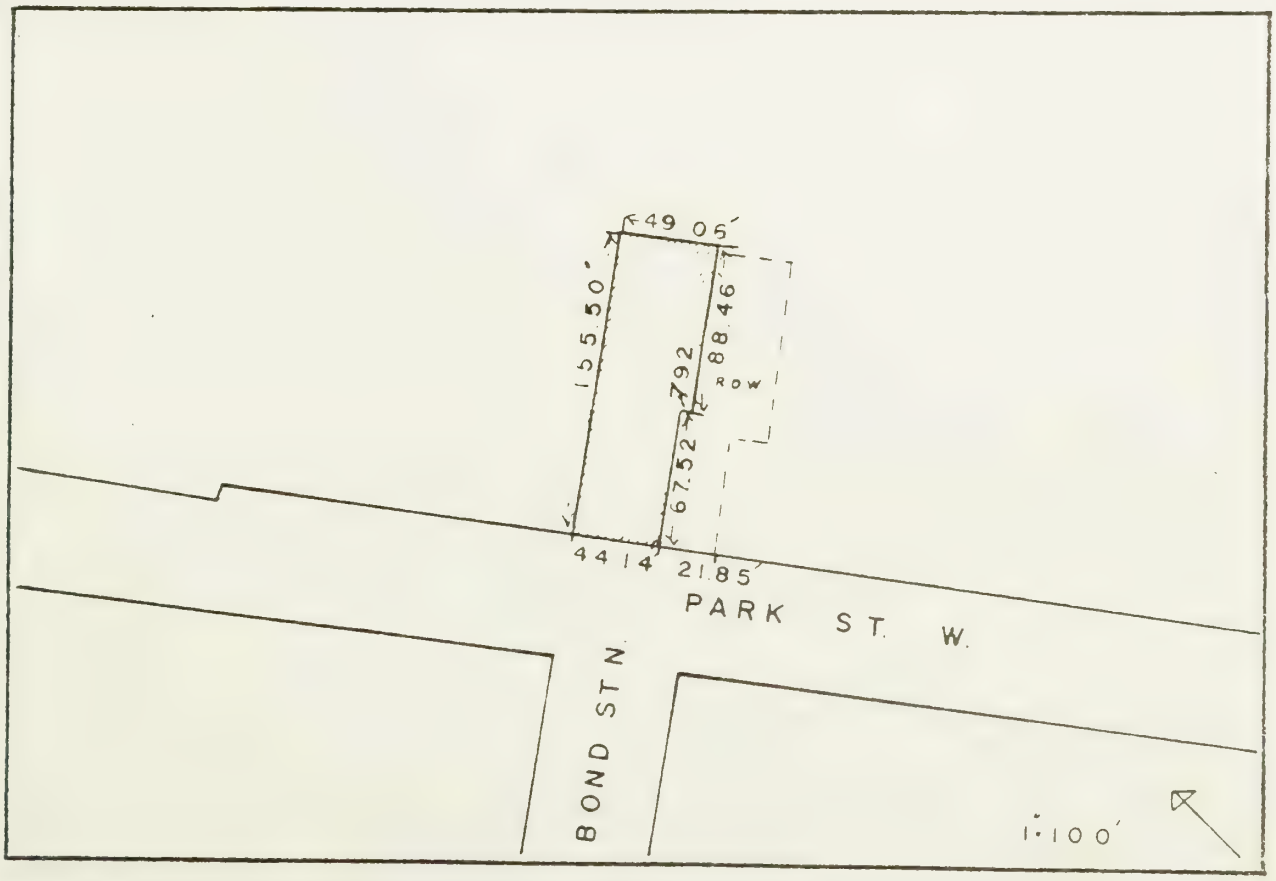


| | | | |
|---|---|---|---|
| NAME OF FIRM | LOOMIS-ROOT (CAN.) LTD. | | |
| ADDRESS | 10 Bond Street | Zone M3 | Neighbourhood Colborne |
| Name of President | Harry Root (Buffalo) | | |
| Product | tire shop supplies and equipment | | |
| Year of firm's establishment | 1955 on site 1960 | Employees | M 4 F 5 |
| Tenure | owner X / tenant | Head office or Parent Company | Loomis-Root, Buffalo |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 160-27600 | PlRa5tw BLK to 2 plus R-O-W | 7,579 | 4,427 | 7,157* | 58% | 1:.94 |
| | Totals | 7,579 sqft .174 ac. .070 ha | 4,427 sqft 411 $m^2$ | 4,427 sqft 411 $m^2$ | | |

Additional Comments: * office attached

SITE PLAN



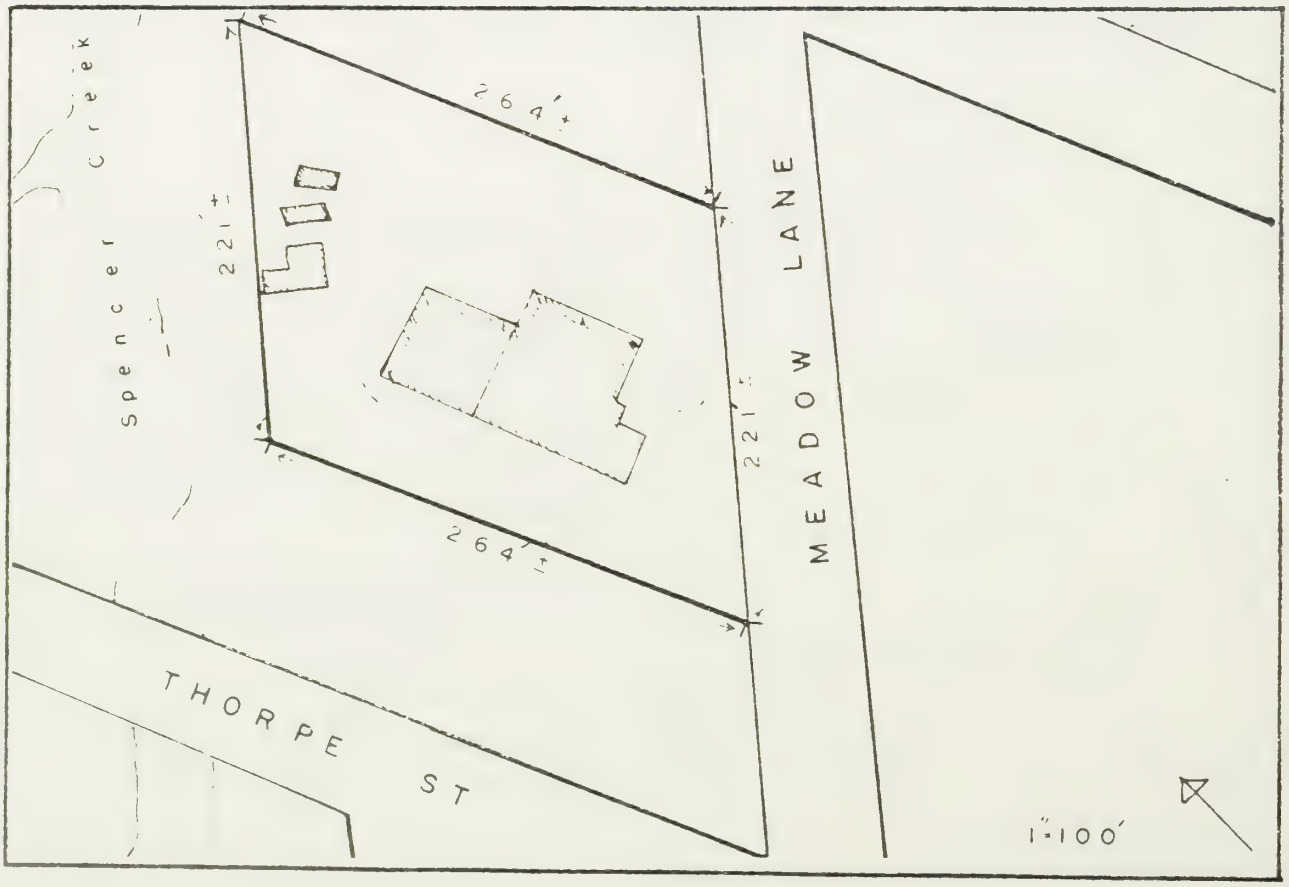
| NAME OF FIRM | LYONS METAL INDUSTRIES | | |
|---|---|---|---|
| ADDRESS | 9 Meadow Lane | Zone M3 | Neighbourhood CBD |
| Name of President | R.L.Lyons | | |
| Product | metal stampings, steel fabrication, welding, die work | | |
| Year of firm's establishment * | on site * | Employees M F * | |

| Tenure | owner | tenant | Head office or Parent Company * |
|---|---|---|---|
| | X | | |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 250-21000 | P1465 BLK 74 L2to3 | 52,974 | 13,538 | 13,878* | 25% | 1:.26 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | | 52,974 sqft<br>1.212 ac<br>.490 ha | 13538 sqft<br>1257.6 $m^2$ | 13878 sqft<br>1289.2 $m^2$ | | |

Additional Comments: * no response

SITE PLAN



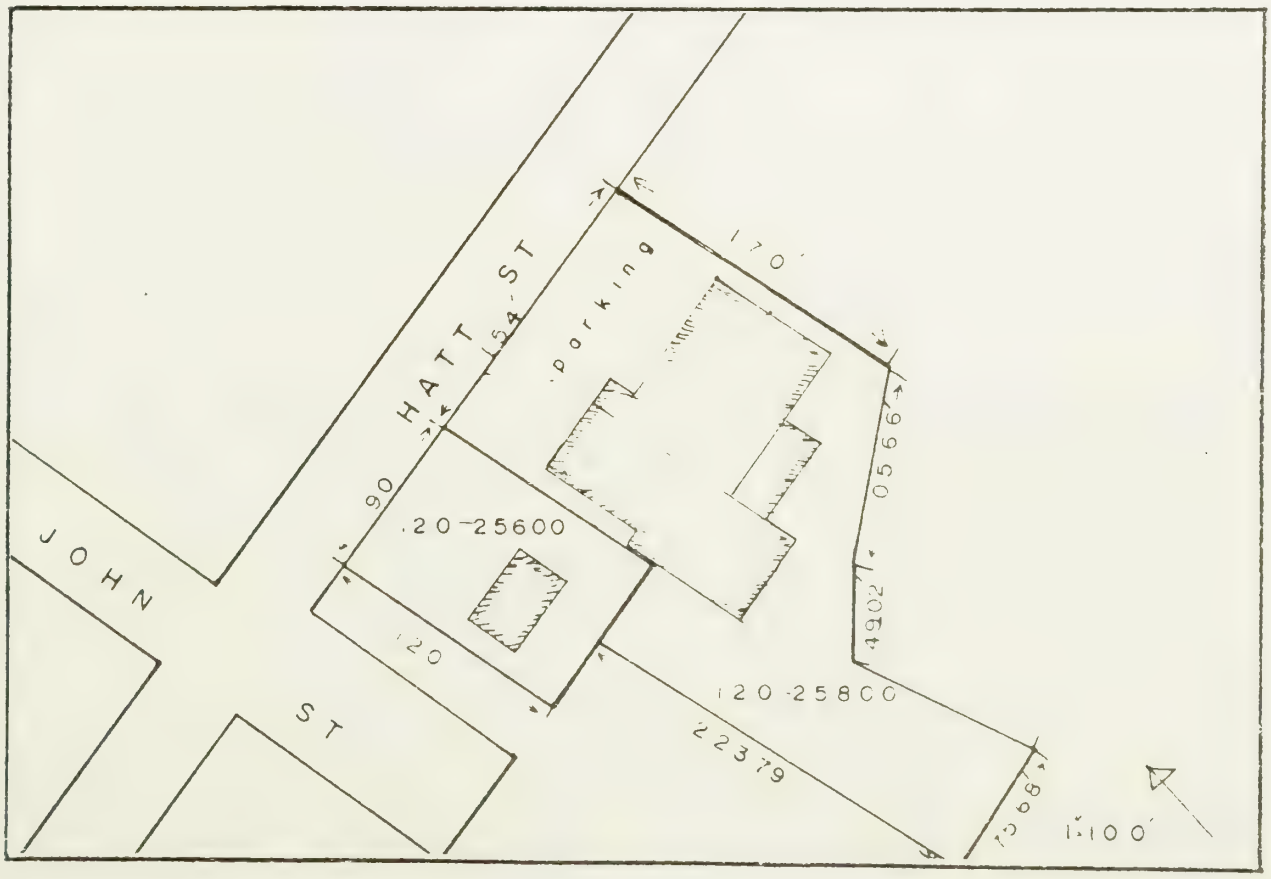
| NAME OF FIRM | MC MASTER POTTERY | | |
|---|---|---|---|
| ADDRESS | 122 Hatt Street | Zone M3 | Neighbourhood CBD |
| Name of President | Robert McMaster | | |
| Product | ceramic specialties | | |
| Year of firm's establishment | 1938 on site 1944 | Employees | M 9 F 18 |

| Tenure | Owner | Tenant | Head office or Parent Company |
|---|---|---|---|
| | X | | as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 120-25600 | RCP 1442 L17 | 10,759 | 2.033 | 2,033 | 19% | 1:.19 |
| 120-25800 | RCP 1442 L18 | 48,961 | 14,185 | 14,185 | 29% | 1:.29 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | | 59,720 sqft<br>1.37 ac<br>.55 ha | 16,218 sqft<br>1506.6 $m^2$ | 16218 sqft<br>1506.6 $m^2$ | | |

Additional Comments:

SITE PLAN



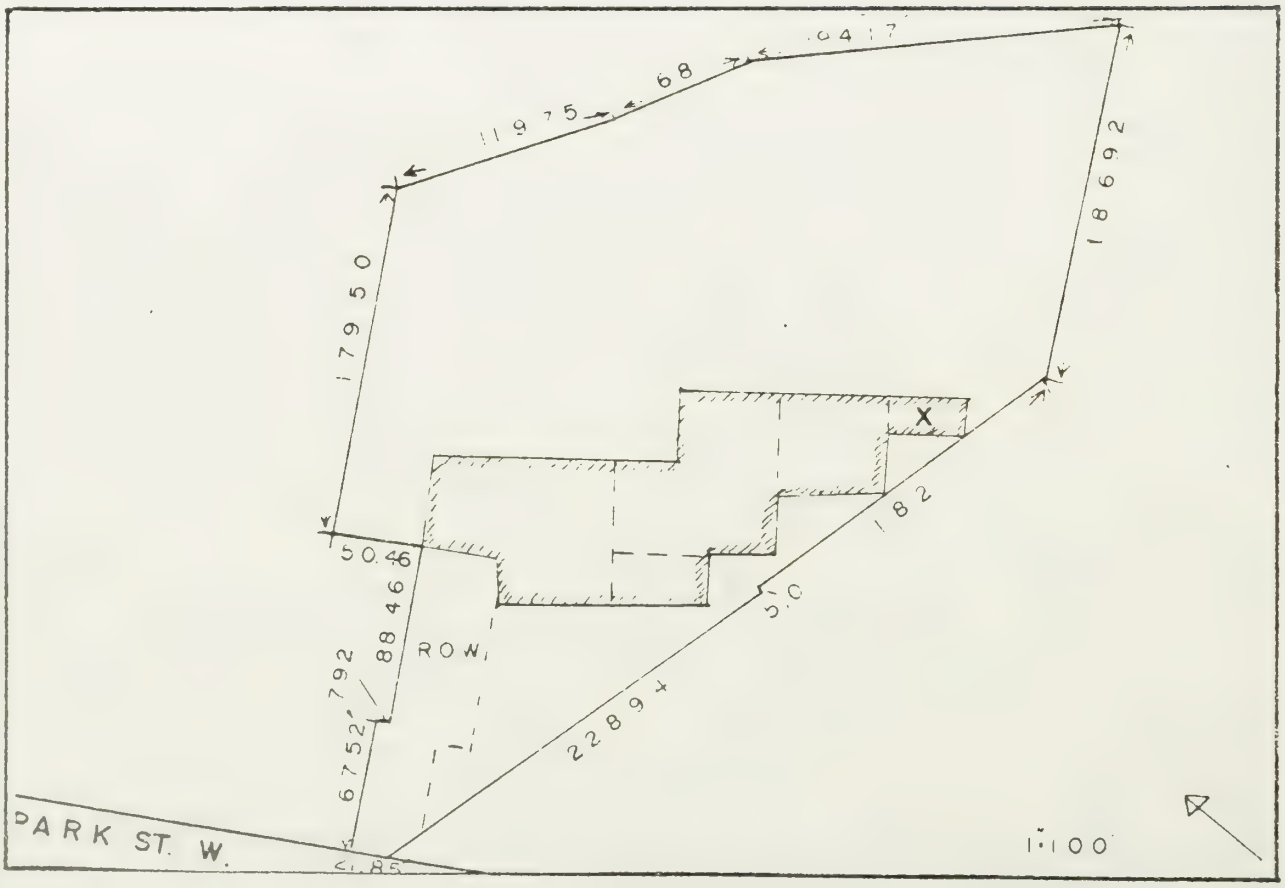
| | | | |
|---|---|---|---|
| NAME OF FIRM | NORVIK LOUVER COMPANY LTD. | | |
| ADDRESS | 1 Bond Street | Zone M3 | Neighbourhood Colborne |
| Name of President | * | | |
| Product | louvered shutters | | |
| Year of firm's establishment | * | on site * | Employees M * F * |
| Tenure | owner / tenant X | Head office or Parent Company | * |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 160-27800 | RCP 1473L4 PtBldg3 | ** | ** | ** | ** | ** |
| | Bldg 4 | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Totals | sqft ac. ha. | sqft $m^2$ | sqft $m^2$ | | |

Additional Comments: * no response

** see owner: LA FAVOURITE RUBBER MANUFACTURING CO.

SITE PLAN

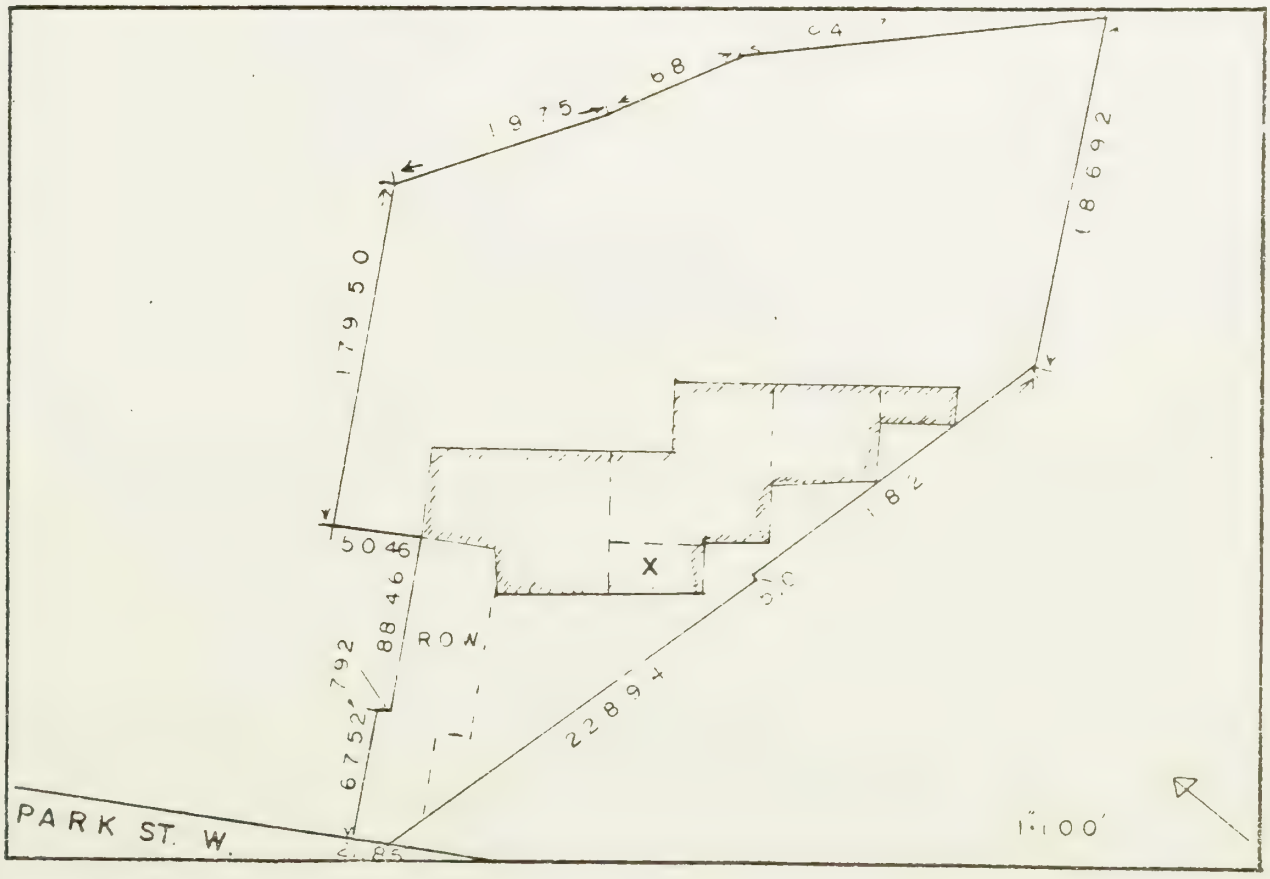


| | | | |
|---|---|---|---|
| NAME OF FIRM | NURASEAL CO. | | |
| ADDRESS | 1 Bond Street | Zone M3 | Neighbourhood Colborne |
| Name of President | Michael French (Toronto) | | |
| Product | hydraulic plastic seals | | |
| Year of firm's establishment | 1975 | on site 1975 | Employees M 1 F 0 |
| Tenure | owner | tenant X | Head office or Parent Company French Sales, Toronto |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 160-27800 | RCP 1473 L4 | * | * | * | * | * |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Totals | sqft ac. ha | sqft $m^2$ | sqft $m^2$ | | |

Additional Comments: * see owner: LA FAVOURITE RUBBER MAN.

SITE PLAN

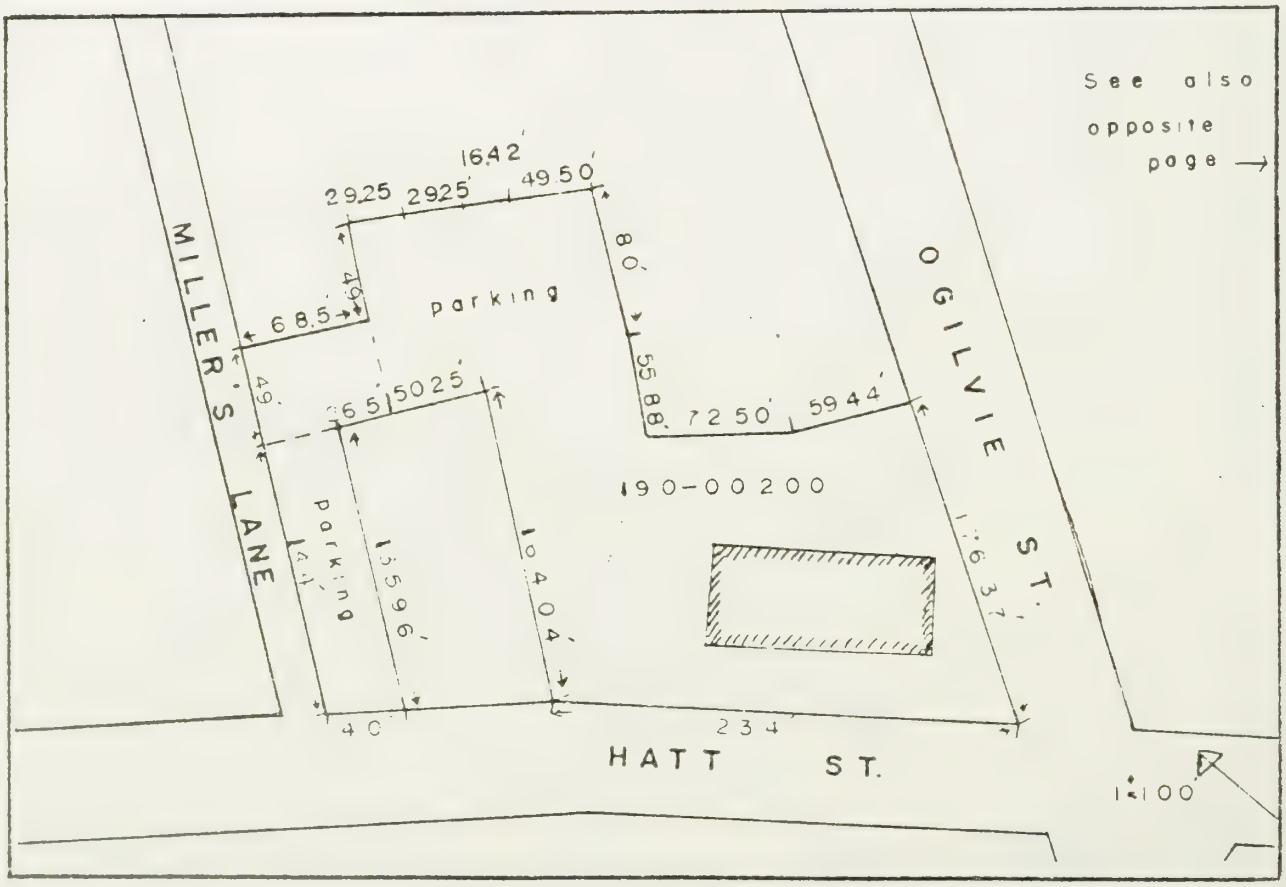


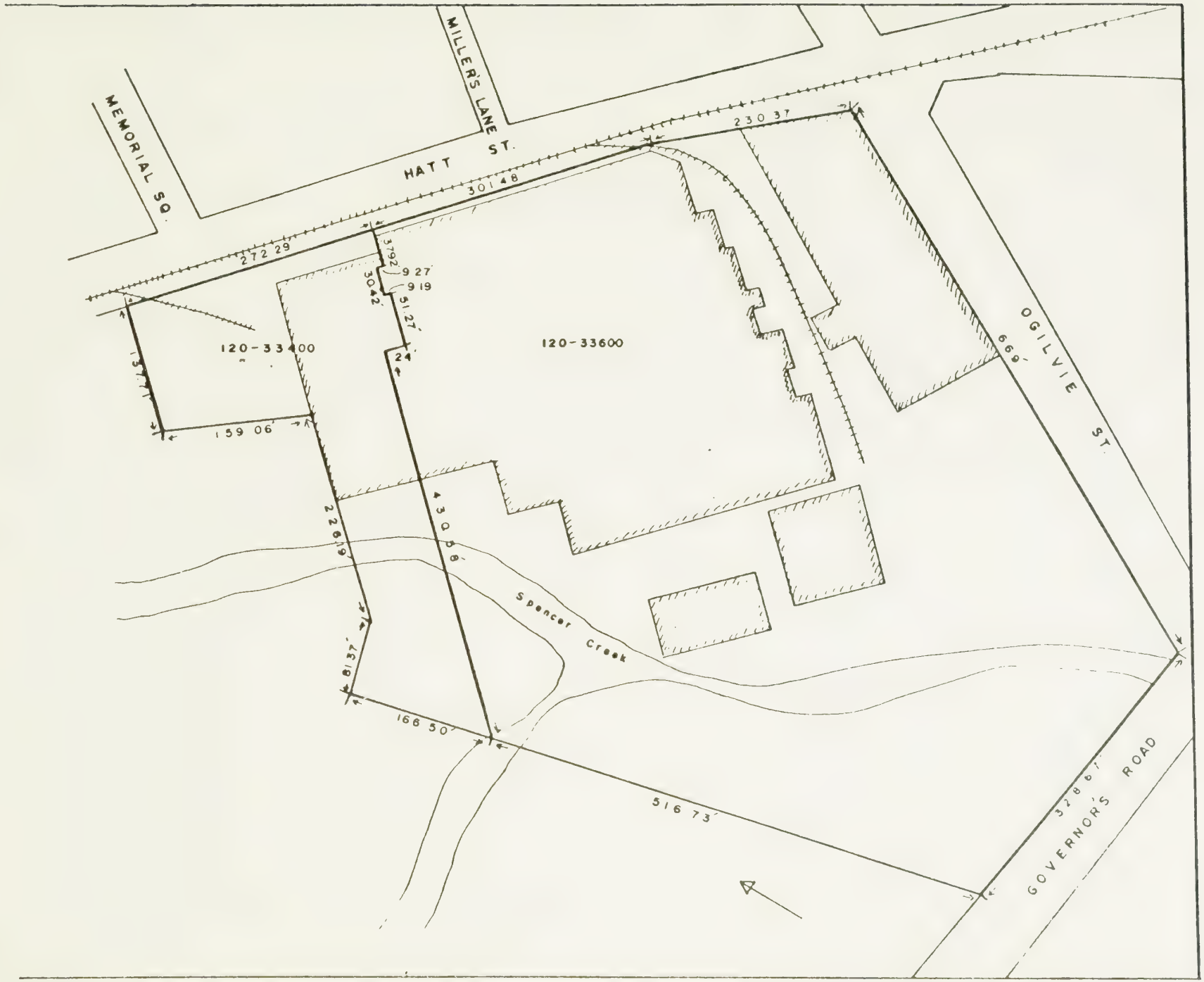
| NAME OF FIRM | ORENSTEIN AND KOPPEL | | |
|---|---|---|---|
| ADDRESS | 21 Hatt Street | Zone M3 | Neighbourhood CBD |
| Name of President | Horst Mattern | | |
| Product | heavy earth moving equipment | | |
| Year of firm's establishment | 1974 on site 1974 | Employees | M 278 F 23 |
| Tenure | owner X / tenant | Head office or Parent Company | as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 120-33400 * | C1 L15PT | 76,448 | 21,631 | 21,781 | 28.3 | 1:.28 |
| 120-33600 | Con. 1 PTL 15 | 379,843 | 183,952 | 226,333* | 48% | 1:.59 |
| 190-00200 | RCP 1403 L2to3 L 5 | 54,842 | 5,926 | 17,712! | 11% | 1:.32 |
| | | | | | | |
| | | | | | | |
| Totals | | 511133 sq ft 11.7 ac. 4.7 ha | 211559 sq ft 19653 m² | 265731 sq ft 24686 m² | | |

Additional Comments: *owned by Manuf. Life Ins. Co.; * incl. bsmt.,2nd,3rd,4th floors of bldg P; ! 2-storey plus bsmt.

SITE PLAN



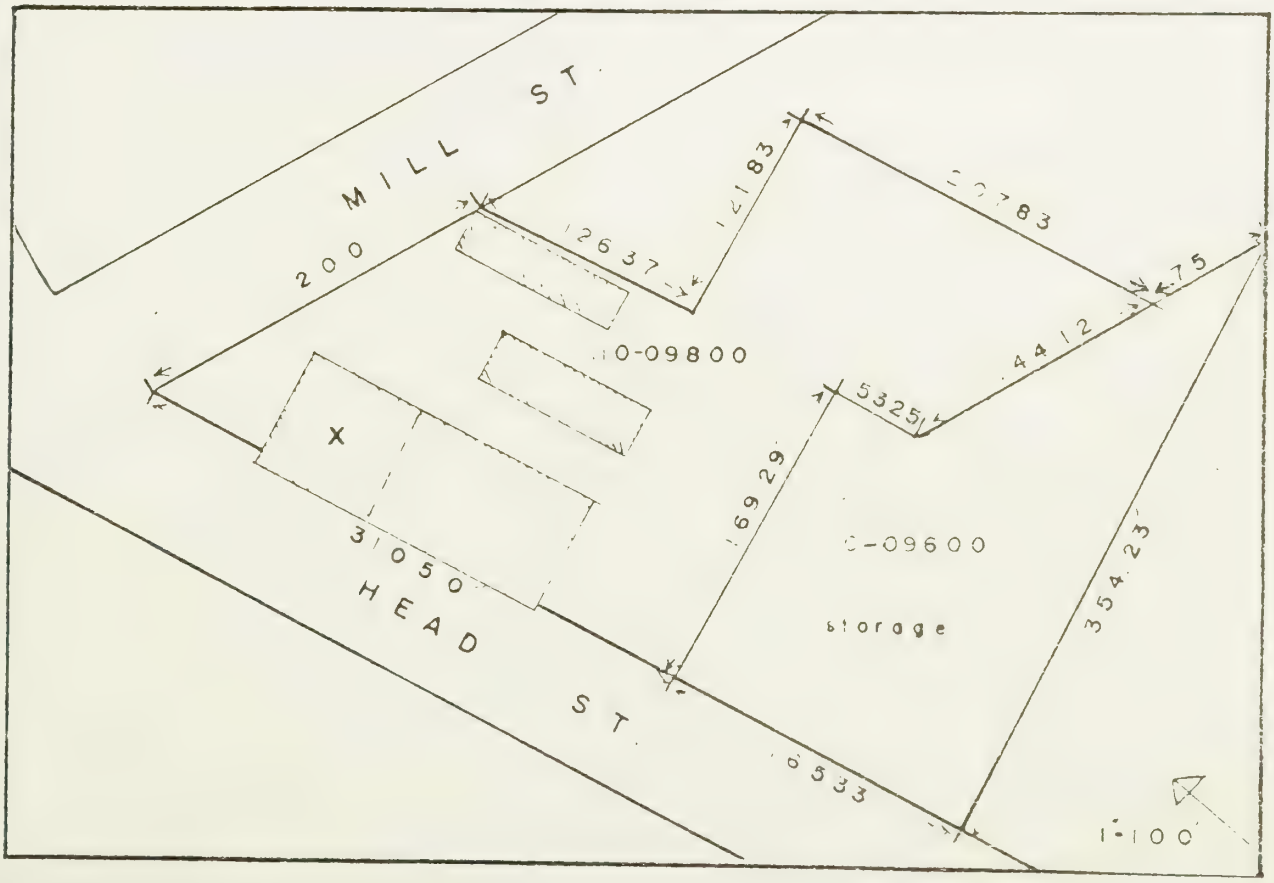

MEMORIAL SQ.
MILLER'S LANE
HATT ST.
OGILVIE ST.
GOVERNOR'S ROAD
Spencer Creek
120-33400
120-33600
272 29
301 48
230 37
37 92
9 27
9 19
30 42
51 27
24
137
159 06
226 19
430 86
81 37
166 50
516 73
66 9
328 67

| NAME OF FIRM | ORMEROD BROS. LTD. | | |
|---|---|---|---|
| ADDRESS | 55 Head Street | Zone M1 | Neighbourhood Creighton West |
| Name of President | Eric Ormerod | | |
| Product | Kiln dried lumber | | |
| Year of firm's establishment | 1949 on site 1949 | Employees | M 9 F 1 |
| Tenure | owner X / tenant | Head office or Parent Company | as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 110-09600 | RCP 1370 L 21 | 38,332 | vacant | --- | -- | --- |
| 110-09800 | RCP 1370 L 20 | 50,965 | 15,996 | 15,996 | 31% | 1:.31 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | | 89297 sqft 2.05 ac .830 ha | 15996 sqft 1,486 m² | 15996 sqft 1,486 m² | | |

Additional Comments: tenant: DUNDAS PATTERN CO. LTD.

SITE PLAN

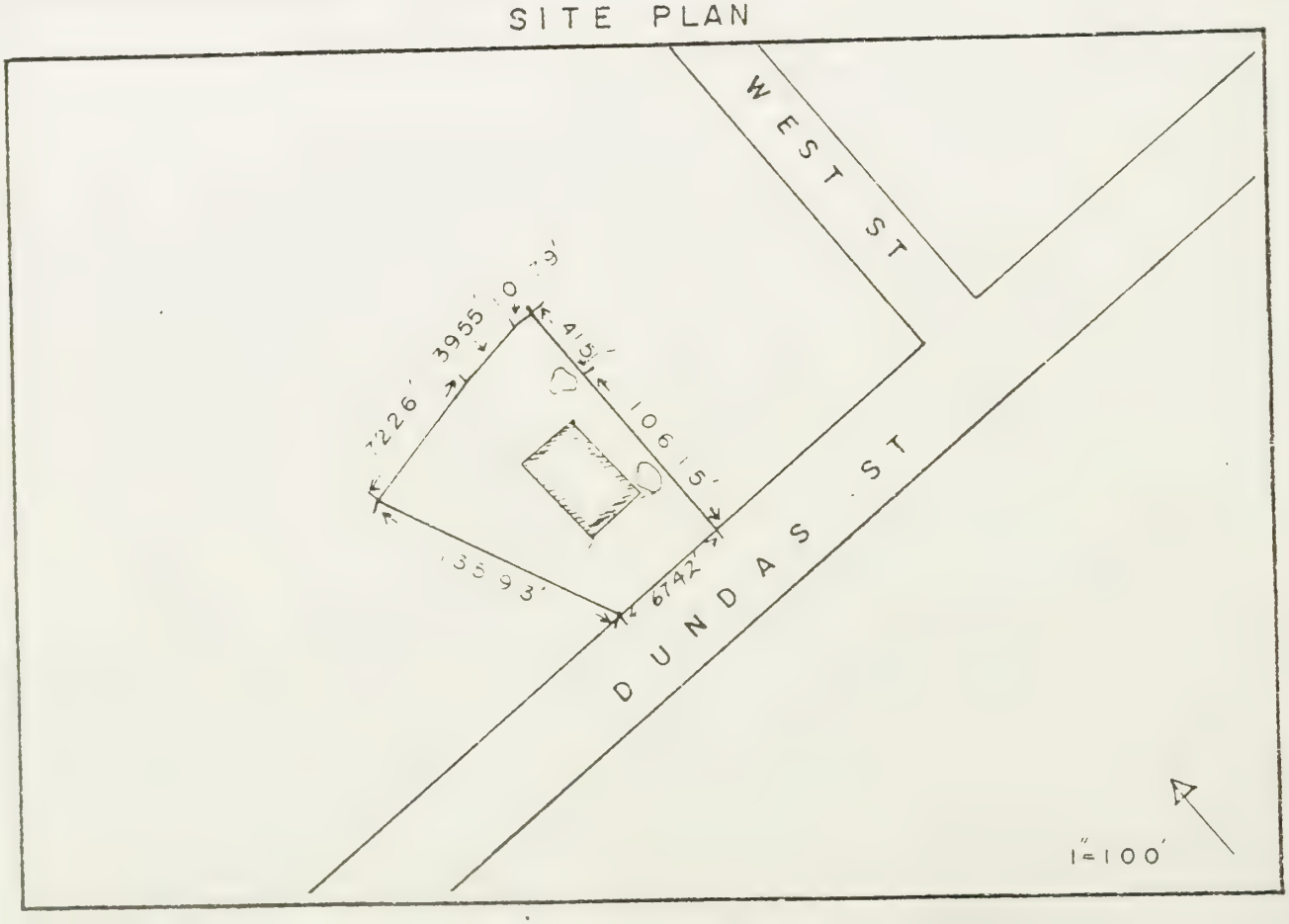


| NAME OF FIRM | PETERS STEEL RULE DIES | | |
|---|---|---|---|
| ADDRESS 33 Dundas Street | | Zone M1 | Neighbourhood CBD |
| Name of President | Gordon Peters | | |
| Product | steel rule dies | | |
| Year of firm's establishment 1971 | on site 1975 | Employees | M 3 F 0 |
| Tenure | owner X | tenant | Head office or Parent Company as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 250-04200 | RCP 1400 L 29 PT | 13,155 | 1,750 | 1,750 | 13% | 1:.13 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Totals | 13,155 sqft .302 ac. .122 ha | 1,750 sqft 162.5 $m^2$ | 1,750 sqft 162.5 $m^2$ | | |

Additional Comments:

SITE PLAN

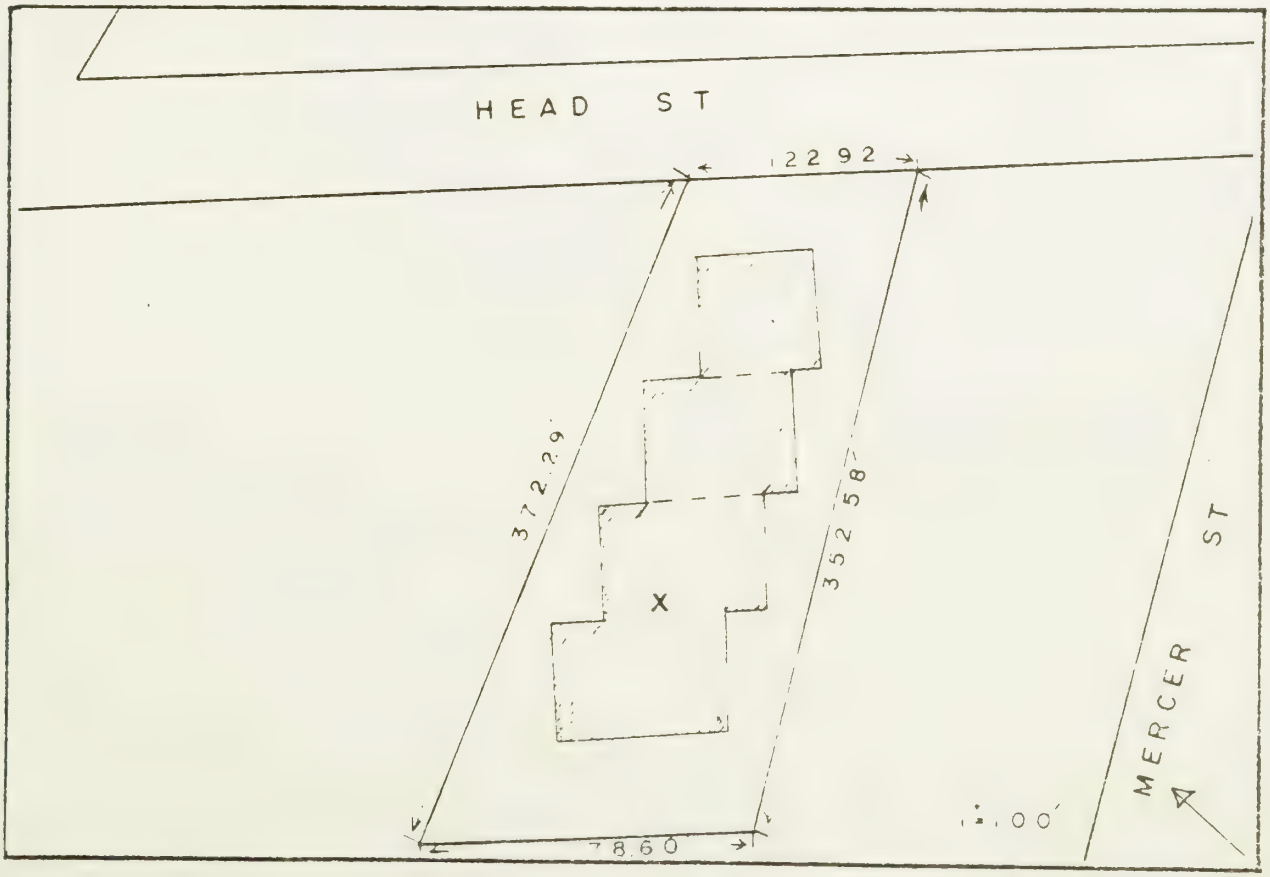


| | | | |
|---|---|---|---|
| NAME OF FIRM | E.J. SAUNDERS LTD. | | |
| ADDRESS | 64 Head Street | Zone M1 | Neighbourhood Creighton West |
| Name of President | E.J. Saunders | | |
| Product | children's sleepwear | | |
| Year of firm's establishment | 1950 | on site 1971 | Employees M 8 F 22 |
| Tenure | owner | tenant X | Head office or Parent Company as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 140-42801 | RCP 1370 L6P1 | * | * | * | * | * |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | | sqft ac. ha | sqft $m^2$ | sqft $m^2$ | | |

Additional Comments: * see owner: ZABEL BROS. LTD.

SITE PLAN



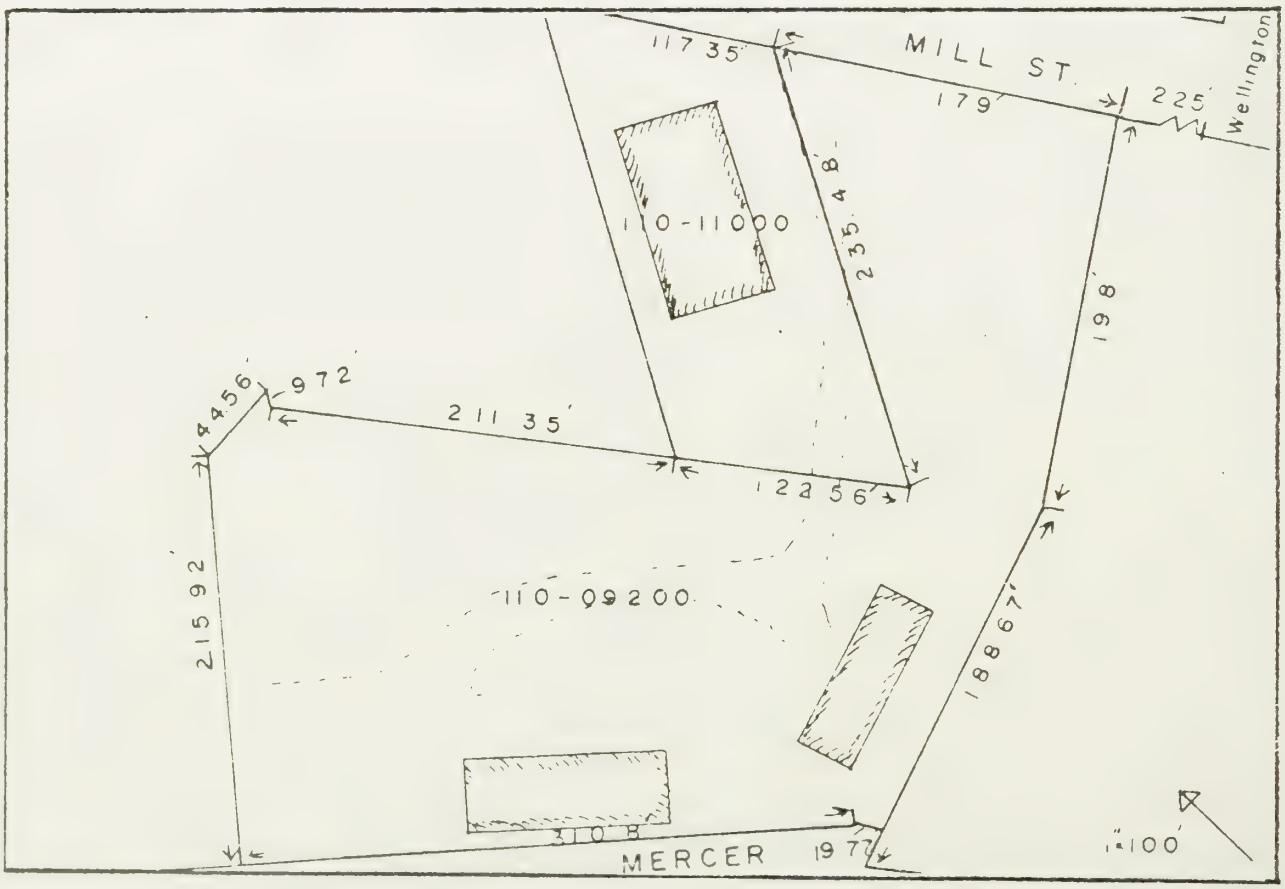
| NAME OF FIRM | SERV-A-STATION MAINTANENCE LTD. | | |
|---|---|---|---|
| ADDRESS 364 Mill Street | | Zone M1 | Neighbourhood Creighton West |
| Name of President | Gerard Van Herk | | |
| Product | oil company maintanence | | |
| Year of firm's establishment 1965 | on site 1969 | Employees | M 37 F 3 |
| Tenure | owner X / tenant | Head office or Parent Company | as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 110-11000 | RCP 1370 L23 Pt | 102,235 | 6,517 | 6,517 | 6% | 1:.06 |
| 110-09200 * | RCP 1370 L23 Pt | 25,831 | 4,990 | 4,990 | 19% | 1:.19 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Totals | 128066 sqft<br>2.94 ac<br>1.18 ha | 11507 sqft<br>1,069 m² | 11507 sqft<br>1,069 m² | | |

Additional Comments: * owned by Gerard Van Herk

- also TOP SHOP SURPLUS LTD. on 110-09200

SITE PLAN

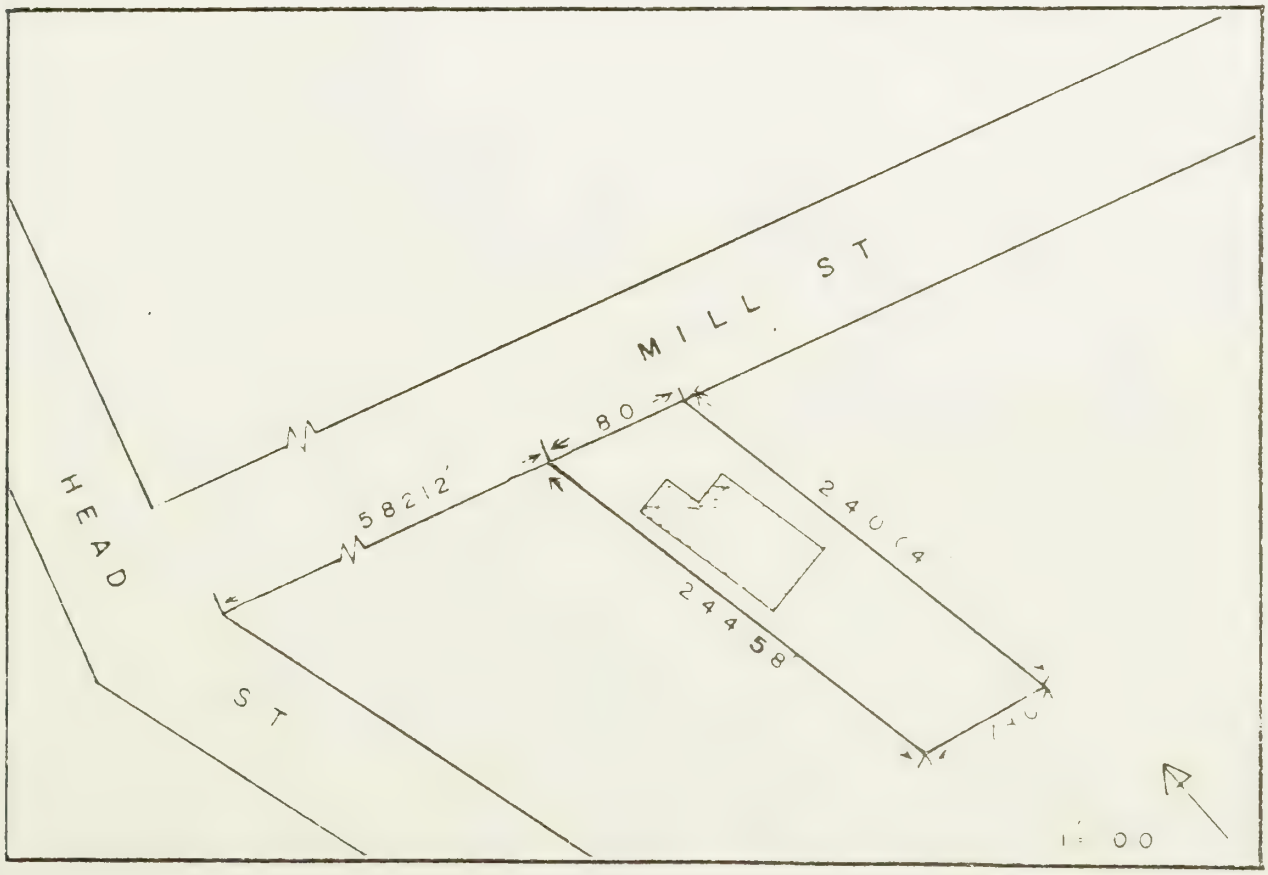


| NAME OF FIRM | STANDARD FORM | | |
|---|---|---|---|
| ADDRESS | 370 Mill Street | Zone M1 | Neighbourhood Creighton West |
| Name of President | Barbara Woodward | | |
| Product | printed forms | | |
| Year of firm's establishment | 1973 on site 1975 | Employees | M 4 F 5 |
| Tenure | owner X / tenant | Head office or Parent Company | as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 110-10900 | RCP 1370 L23PT | 19,079 | 3,063 | 3,063 | 16% | 1:.15 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | | 19079 sqft<br>.438 ac<br>.177 ha | 3,063 sqft<br>284.5 m² | 3,063 sqft<br>284.5 m² | | |

Additional Comments:

SITE PLAN

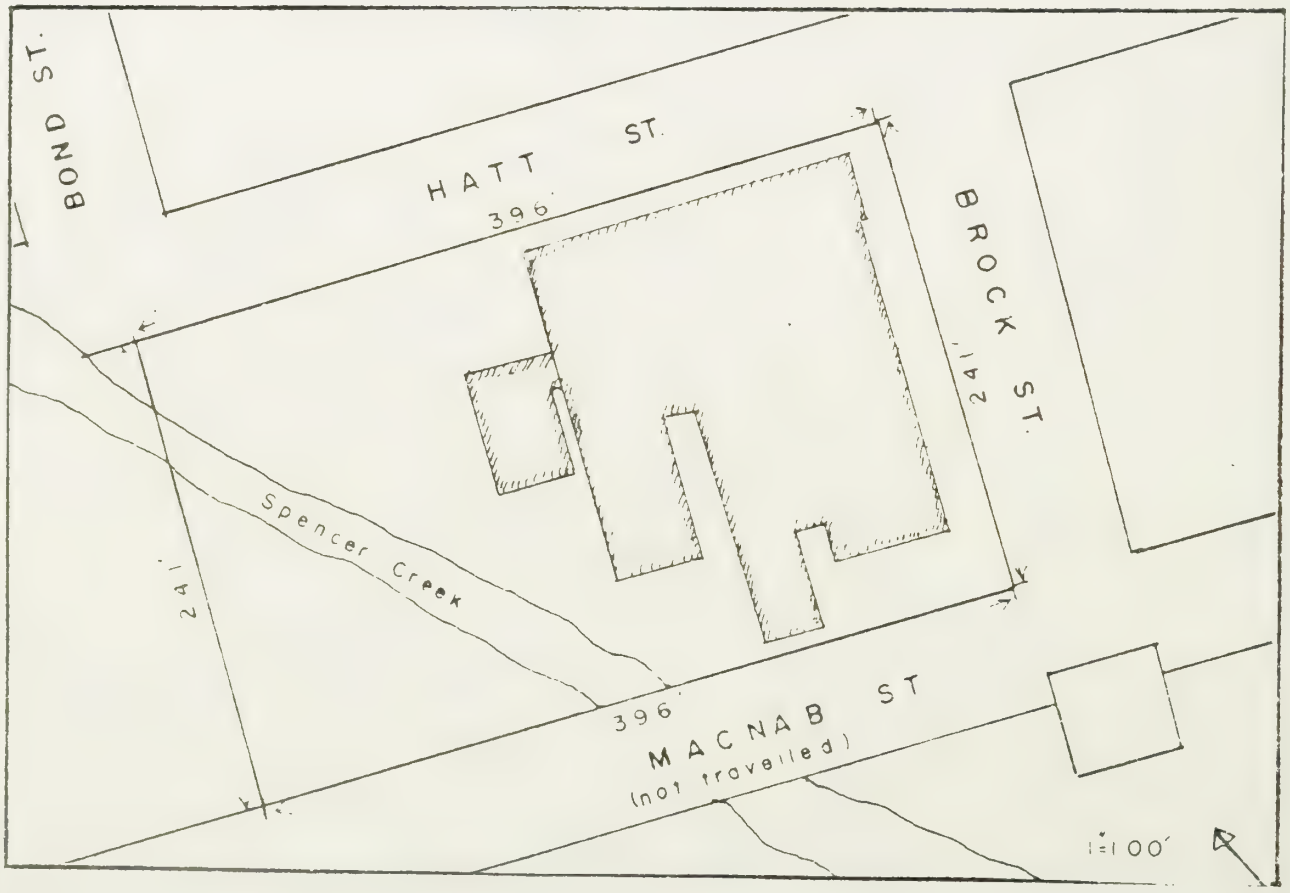


| NAME OF FIRM | STEEL FABRICATING AND WELDING LTD. | | |
|---|---|---|---|
| ADDRESS | 340 Hatt Street | Zone M3 | Neighbourhood Spencer |
| Name of President | D.W. Newlands | | |
| Product | pressure vessels for air storage tanks | | |
| Year of firm's establishment | 1933 on site 1933 | Employees | M 42 F 2 |
| Tenure | owner X / tenant | Head office or Parent Company | as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 140-3300 | P 1443 BLK 30 Lito 12 | 95,396 | 29,068 | 32,540* | 30% | 1:.34 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Totals | 95,396 sqft 2.19 ac .886 ha | 29,068 sqft 2700 m² | 32,540 sqft 3022 m² | | |

Additional Comments: * includes basement

SITE PLAN



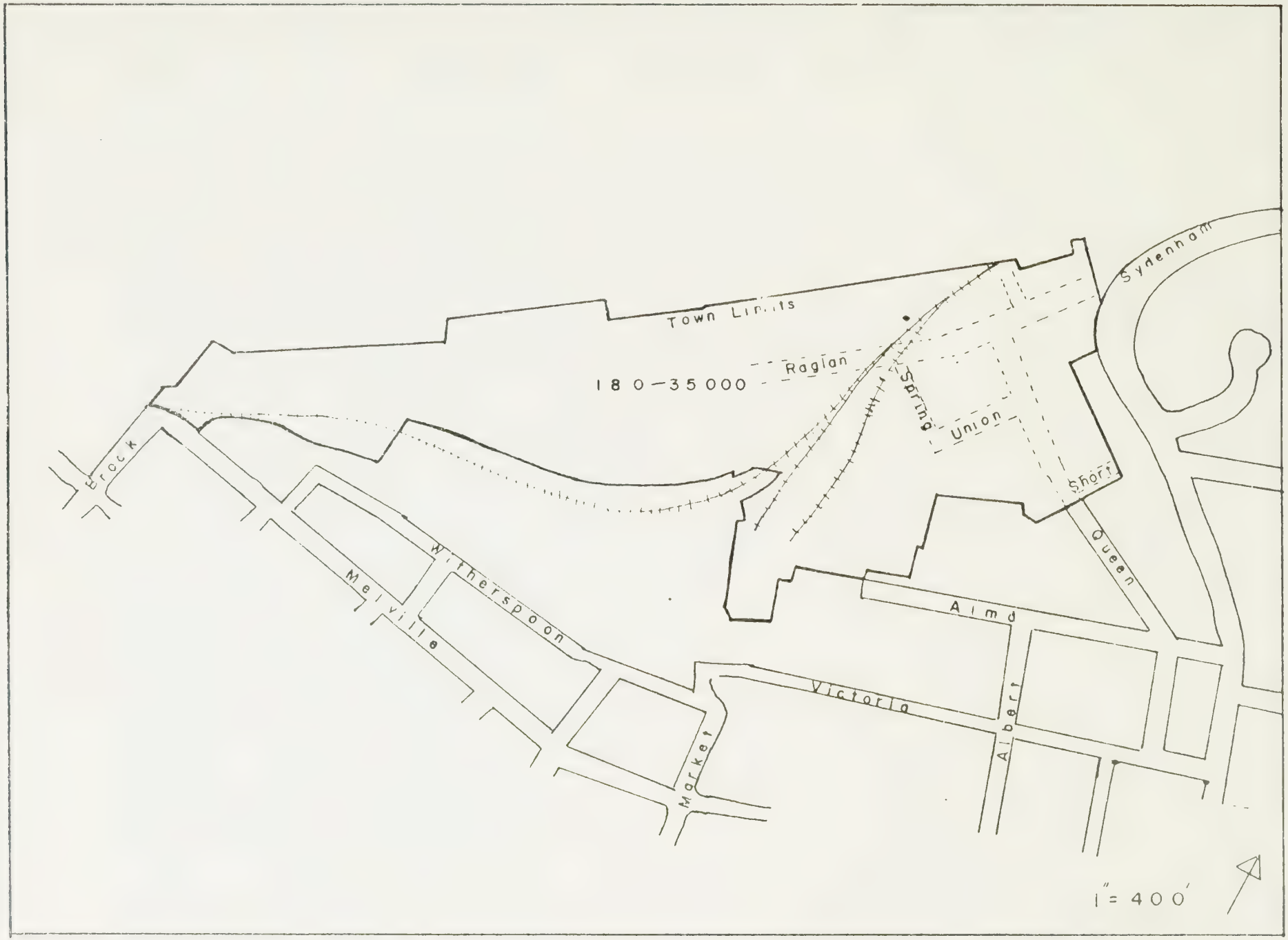
| NAME OF FIRM | STEETLEY INDUSTRIES LTD. * | | |
|---|---|---|---|
| ADDRESS | Queen Street | Zone M3 | Neighbourhood Colborne |
| Name of President | I.C. McGregor | | |
| Product | aggregates for concrete and road bases, steel manuf. products | | |
| Year of firm's establishment | 1951 | on site 1951 | Employees M 2 F 0 |
| Tenure | owner X | tenant | Head office or Parent Company Nottingham, England |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 180-35000 | RCP1474L1RP62R2243 | 1,999,294 | 12,403 | 12,403 | 1% | 1:.01 |
| | PT 4 5 10 | | | | | |
| 180-35001 | RCP 1474 L 51 | 52,493 | vacant | --- | -- | --- |
| 180-35002 | RCP 1474 L 50 | 102,583 | vacant | --- | -- | --- |
| 180-35003 | RCP 1474 L 52 | 11,107 | vacant | --- | -- | --- |
| | Totals | 1365477 sqft<br>31.34 ac<br>12.68 ha | 12403 sqft<br>1152 $m^2$ | 12403 sqft<br>1152 $m^2$ | | |

Additional Comments: * Canada Crushed Stone is a divison of Steetley Industries Ltd.

SITE PLAN

see next page

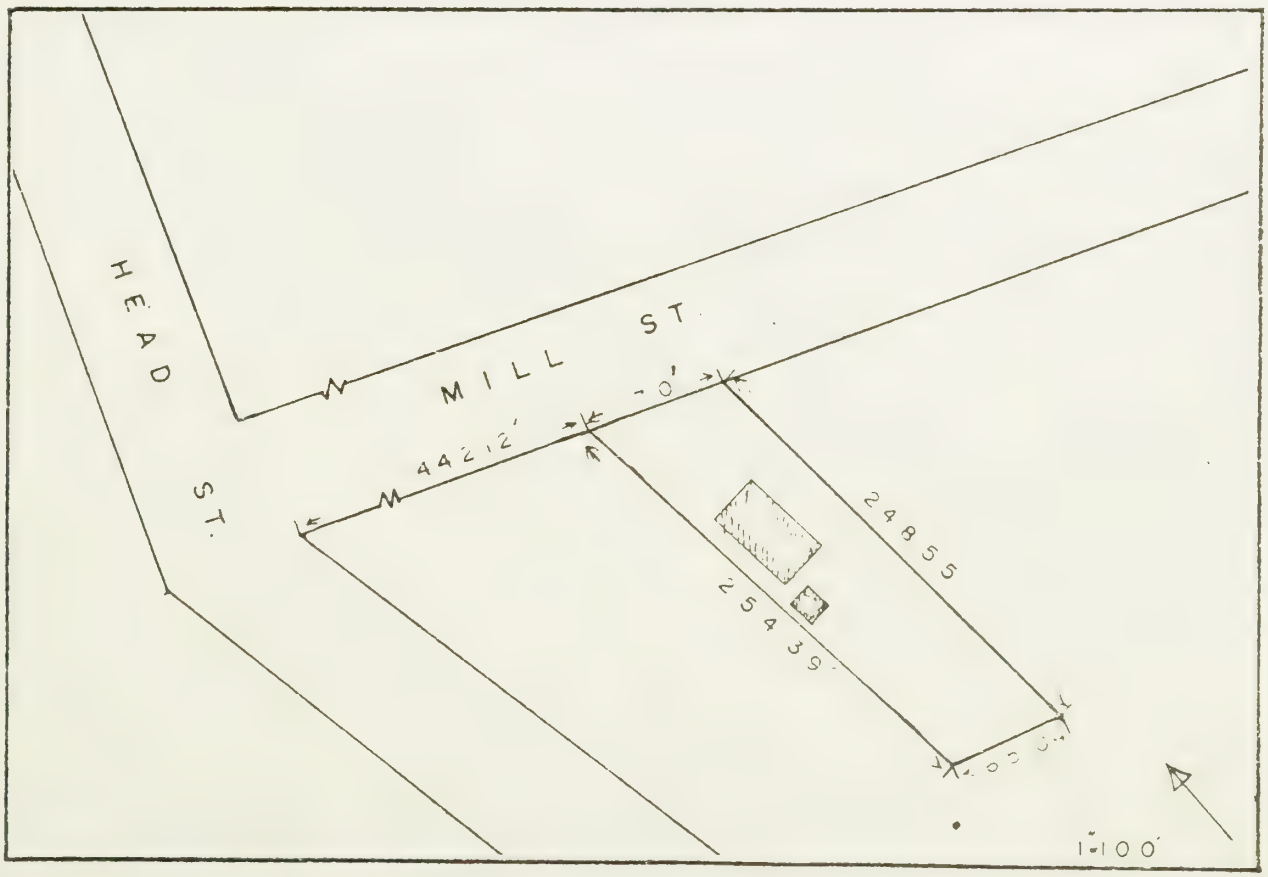

Town Limits
1 8 0 — 35 000
Ragian
Spring
Union
Short
Sydenham
Queen
Aimd
Albert
Victoria
Market
Witherspoon
Melville
Brock
1" = 400'

| NAME OF FIRM | STEGMAIER MACHINING LTD. | | |
|---|---|---|---|
| ADDRESS | 380 Mill Street | Zone M1 | Neighbourhood Creighton West |
| Name of President | Bruno Stegmaier | | |
| Product | general machining | | |
| Year of firm's establishment | 1969 | on site 1969 | Employees M 1 F 0 |
| Tenure | owner X / tenant | Head office or Parent Company | as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 110-10400 | RCP 1370 L 24 | 17,380 | 1,514 | 2,033 | 9% | 1:.12 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | | 17,380 sqft<br>.399 ac<br>.161 ha | 1,514 sqft<br>140.6 $m^2$ | 2,033 sqft<br>188.8 $m^2$ | | |

Additional Comments:

SITE PLAN

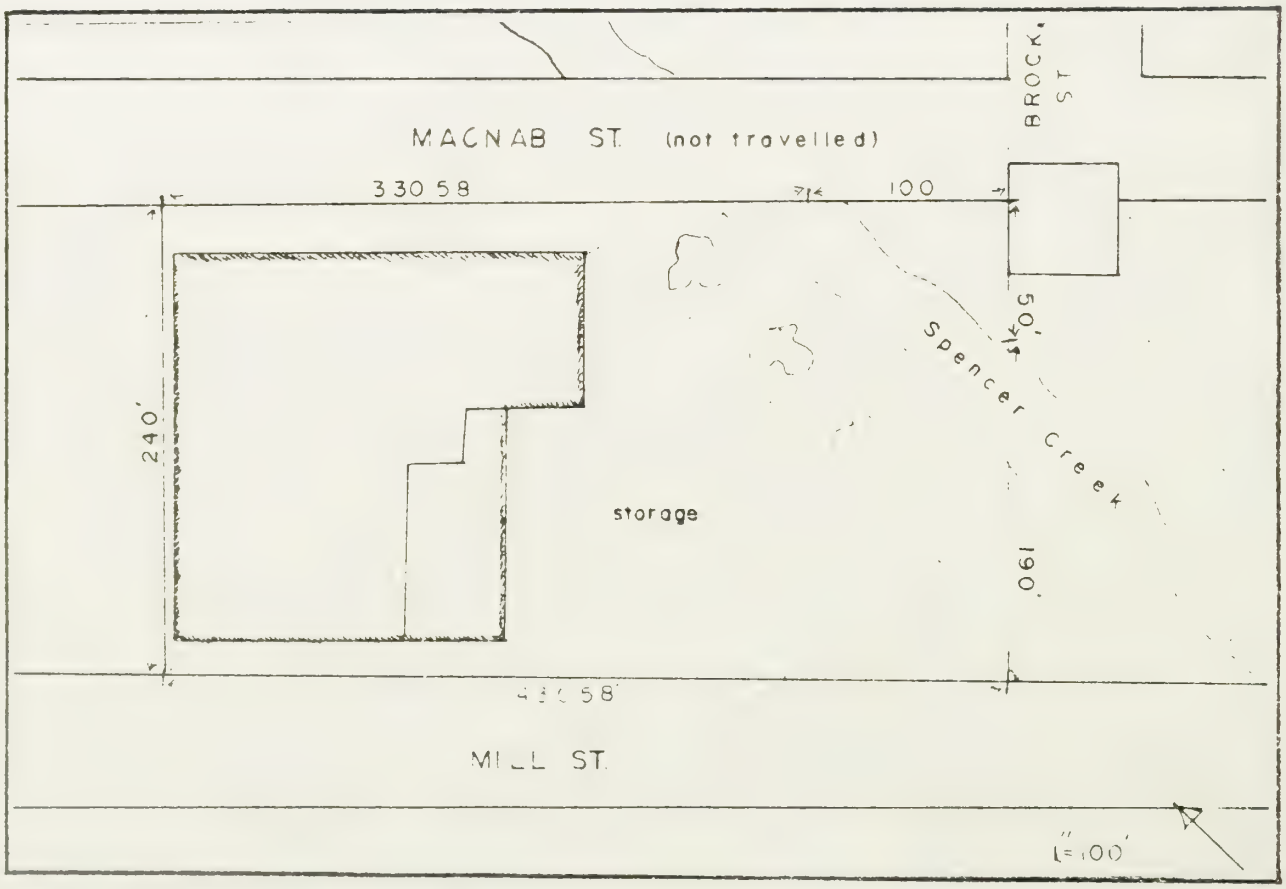


| | | | |
|---|---|---|---|
| NAME OF FIRM | STRUB BROS. LTD. | | |
| ADDRESS | 355 Mill Street | Zone M3 | Neighbourhood Spencer |
| Name of President | Irvin Strub | | |
| Product | dill pickles, tomotoes | | |
| Year of firm's establishment | 1939 on site 1954 | Employees | M 4 F 6 |
| Tenure | owner X / tenant | Head office or Parent Company | as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 140-34200 | P 1443 BLK 37 BLK 1 1 to 4 incl L7 to 12 incl PTL 5 6 plus ALY. | 101,059 | 36,190 | 36,190 | 36% | 1:.36 |
| | Totals | 101,059 sqft<br>2.320 ac.<br>.938 ha | 36190 sqft<br>3362 $m^2$ | 36190 sqft<br>3362 $m^2$ | | |

Additional Comments:

## SITE PLAN

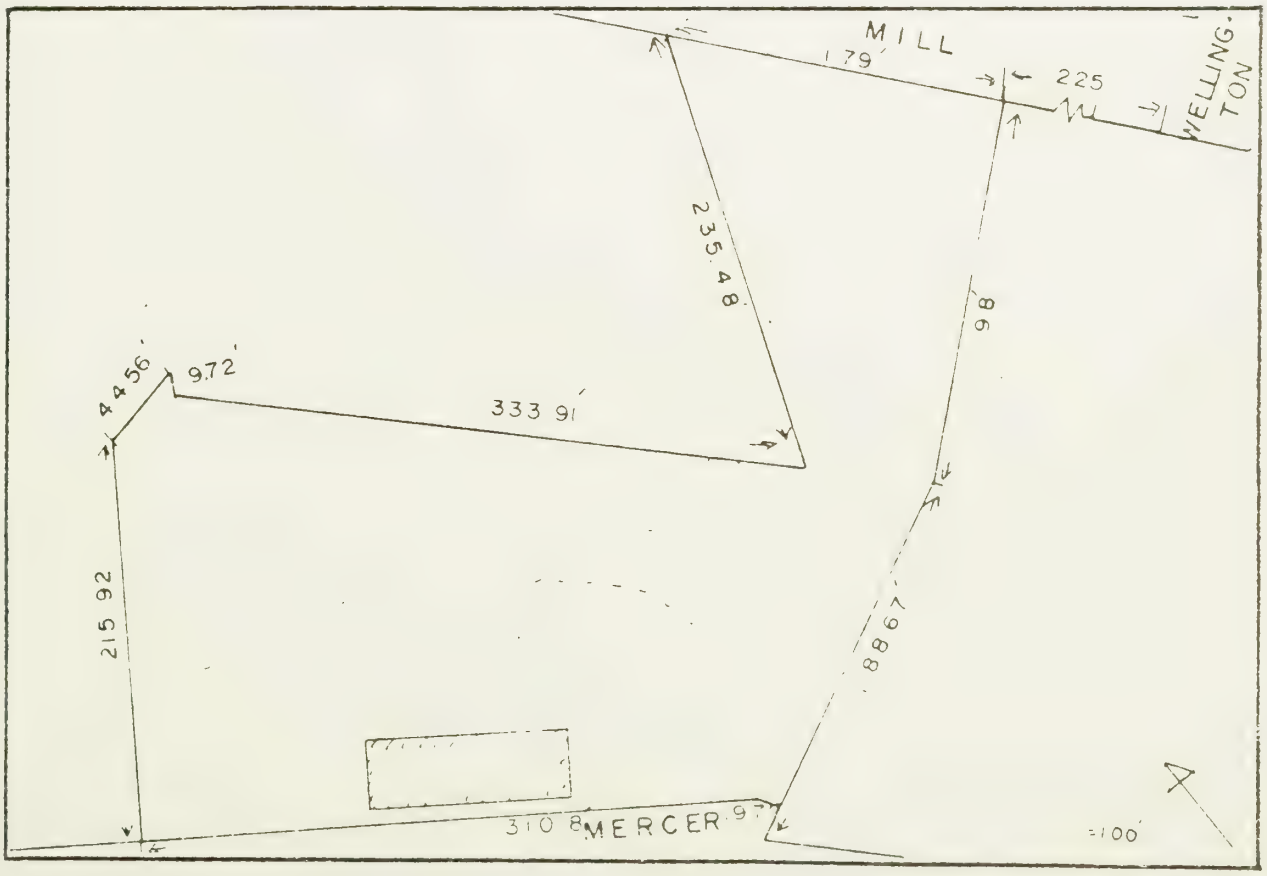


| | | | |
|---|---|---|---|
| NAME OF FIRM | TOP SHOP SURPLUS LTD. | | |
| ADDRESS | Mercer Street | Zone M1 | Neighbourhood Creighton West |
| Name of President | Gerard Van Herk | | |
| Product | surplus sales | | |
| Year of firm's establishment | 1979 | on site 1979 | Employees M 1 F 1 |
| Tenure | owner X / tenant | Head office or Parent Company | as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 110-09200 | RCP 1370 L23PT | * | * | * | * | * |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Totals | sqft ac ha | sqft $m^2$ | sqft $m^2$ | | |

Additional Comments: * see owner: Gerard Van Herk, of SERV-A-STATION

SITE PLAN



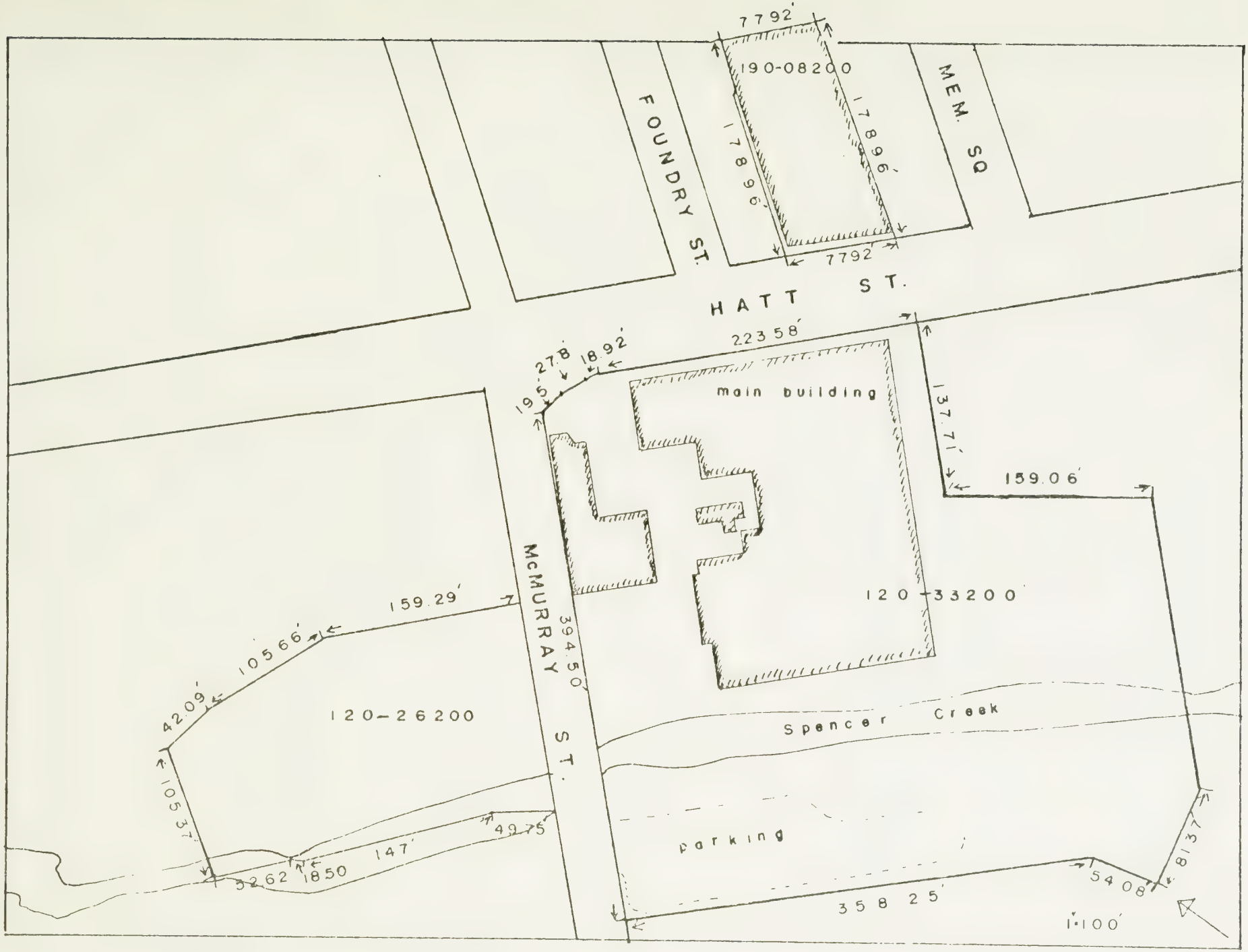
| NAME OF FIRM | VALLEY CITY MANUFACTURING CO. LTD. | | |
|---|---|---|---|
| ADDRESS | 64 Hatt Street | Zone M3 | Neighbourhood CBD |
| Name of President | Nelson | | |
| Product | institutional furniture, architectural woodwork | | |
| Year of firm's establishment | 1884 | on site 1884 | Employees M 160 F 8 |
| Tenure | owner X | tenant | Head office or Parent Company as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 120-26200 | RCP 1442 L 19 | 56,584 | vacant | ---- | -- | -- |
| 120-33200 | RCP 1442 L 21 | 167,270 | 40,715 | 92,883* | 24% | 1:.55 |
| 190-08200 | RCP 1406 L3 | 14,579 | 14,080 | 14,080 | 96% | 1:.96 |
| 260-33600 ** | C1to2 L22PT | 859,308 | undev. | --- | -- | -- |
| | Totals | 109774 sqft<br>25.2 ac<br>10.19 ha | 54795 sqft<br>5090.4 $m^2$ | 106968 sqft<br>9937.3 $m^2$ | | |

Additional Comments: * 2- storey ; ** York Road

SITE PLAN

see next page

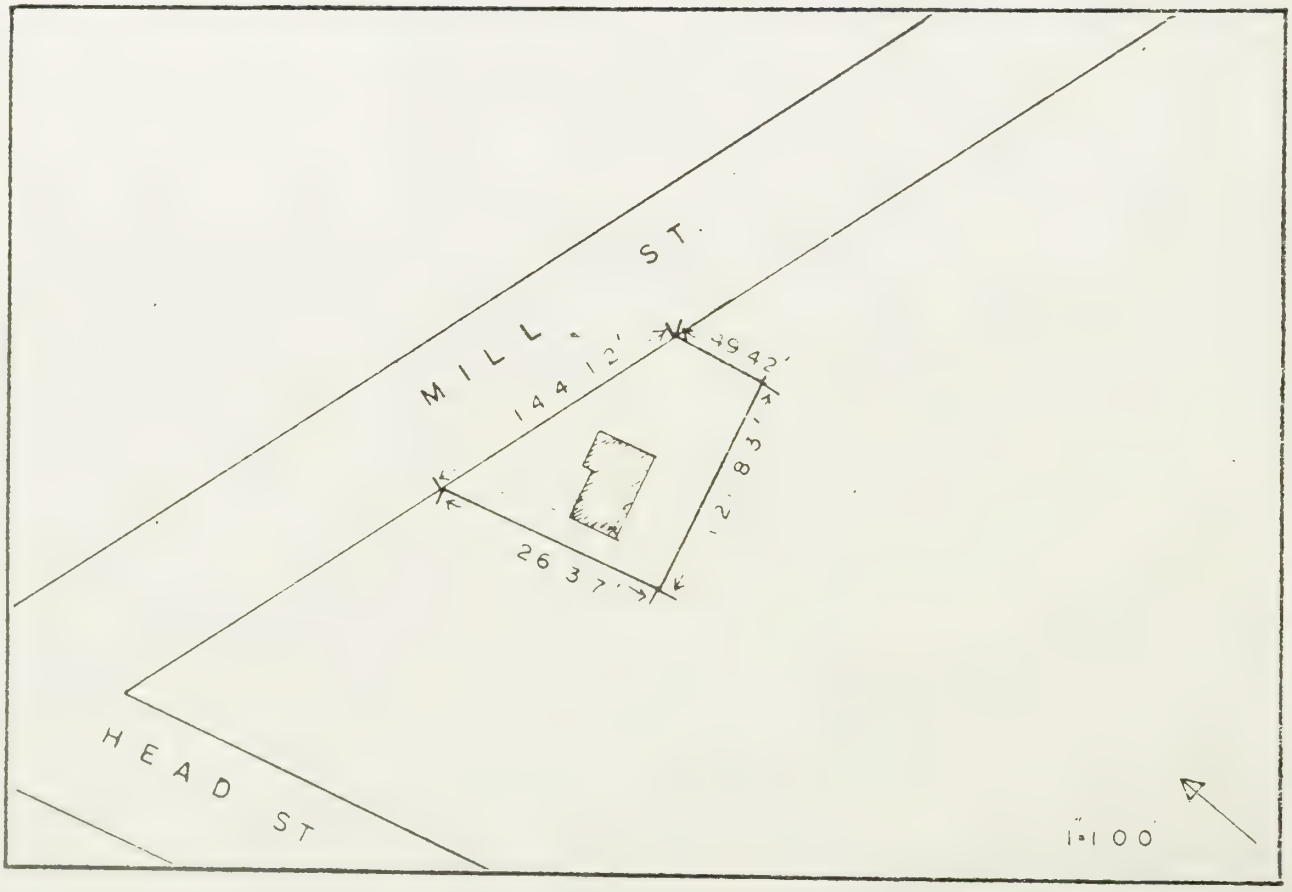

7792'
190-08200
17896'
17896'
7792'
FOUNDRY ST.
MEM. SQ
HATT ST.
22358'
27.8'
18.92'
19.5'
main building
137.71'
159.06'
McMURRAY ST.
394.50'
120-33200
159.29'
105.66'
42.09'
120-26200
Spencer Creek
105.37'
49.75'
147'
32.62
18.50
parking
81.37'
54.08'
358.25'
1.100'

| NAME OF FIRM | VILMAR MACHINING MFG. CO. | | |
|---|---|---|---|
| ADDRESS | 386 Mill Street | Zone M1 | Neighbourhood Creighton West |
| Name of President | V. Ozols | | |
| Product | machine maintenance and service | | |
| Year of firm's establishment | 1971 | on site 1971 | Employees M 5 F 1 |
| Tenure | owner X | tenant | Head office or Parent Company as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 110-10000 | RCP 1370 L 26 | 10,802 | 995 | 1,260 * | 9% | 1:.12 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Totals | 10,802 sqft<br>.248 ac.<br>.100 ha | 995 sqft<br>92.4 $m^2$ | 1,260 sqft<br>117 $m^2$ | | |

Additional Comments: * office attached

SITE PLAN

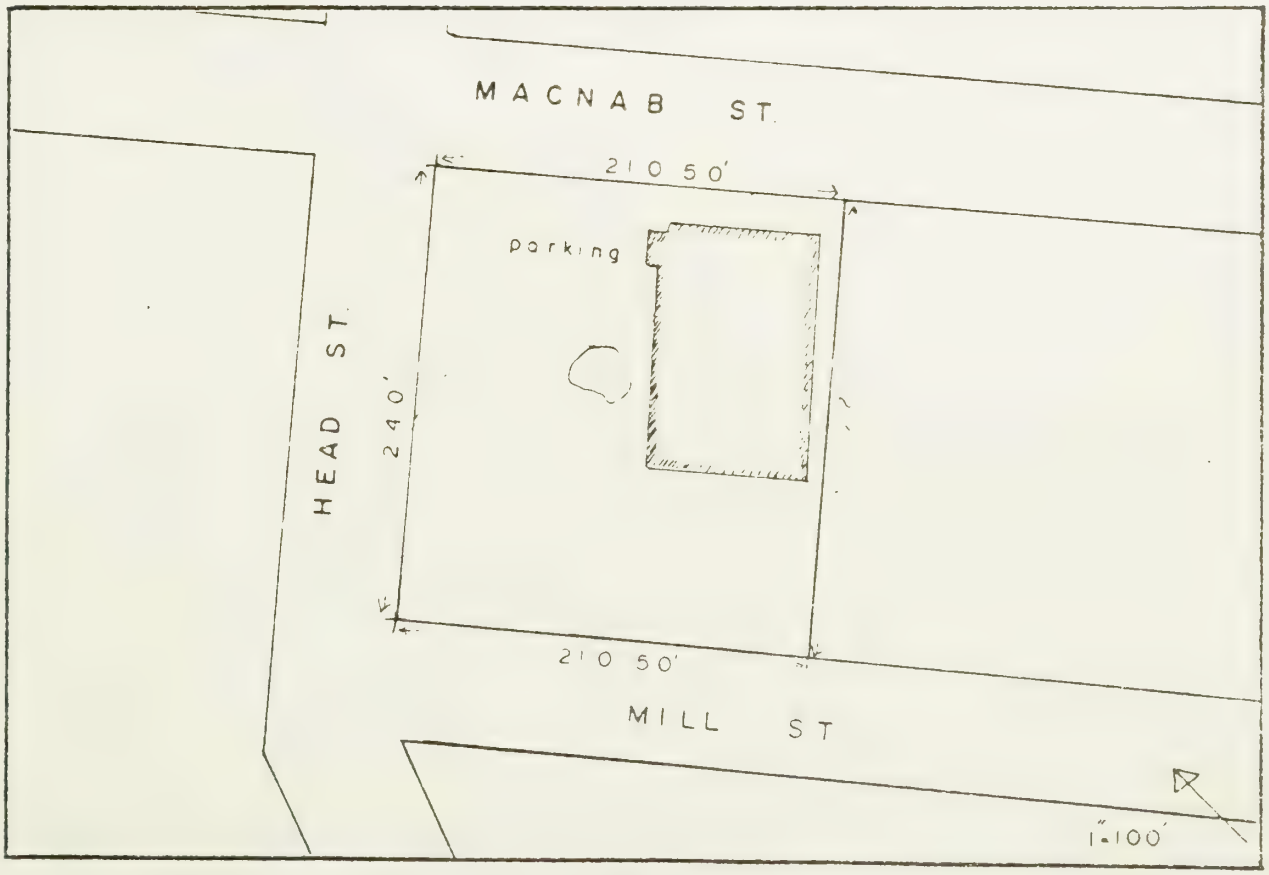


| NAME OF FIRM | WHITE DIE CASTING | | |
|---|---|---|---|
| ADDRESS | 354 Mac Nab Street | Zone M3 | Neighbourhood Spencer |
| Name of President | Coombs | | |
| Product | zinc pressure die casting | | |
| Year of firm's establishment | 1945 on site 1956 | Employees | M 25 F 5 |
| Tenure | owner X / tenant | Head office or Parent Company | as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 140-34400 | RCP 1370 L 23 to29 | 50,529 | 9,721 | 10,489* | 19.[illegible] | 1:.21 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Totals | 50529 sqft<br>1.16 ac<br>~~.469~~ ha | 9,721 sqft<br>903 $m^2$ | 10489 sqft<br>974 $m^2$ | | |

Additional Comments: * office attached

SITE PLAN

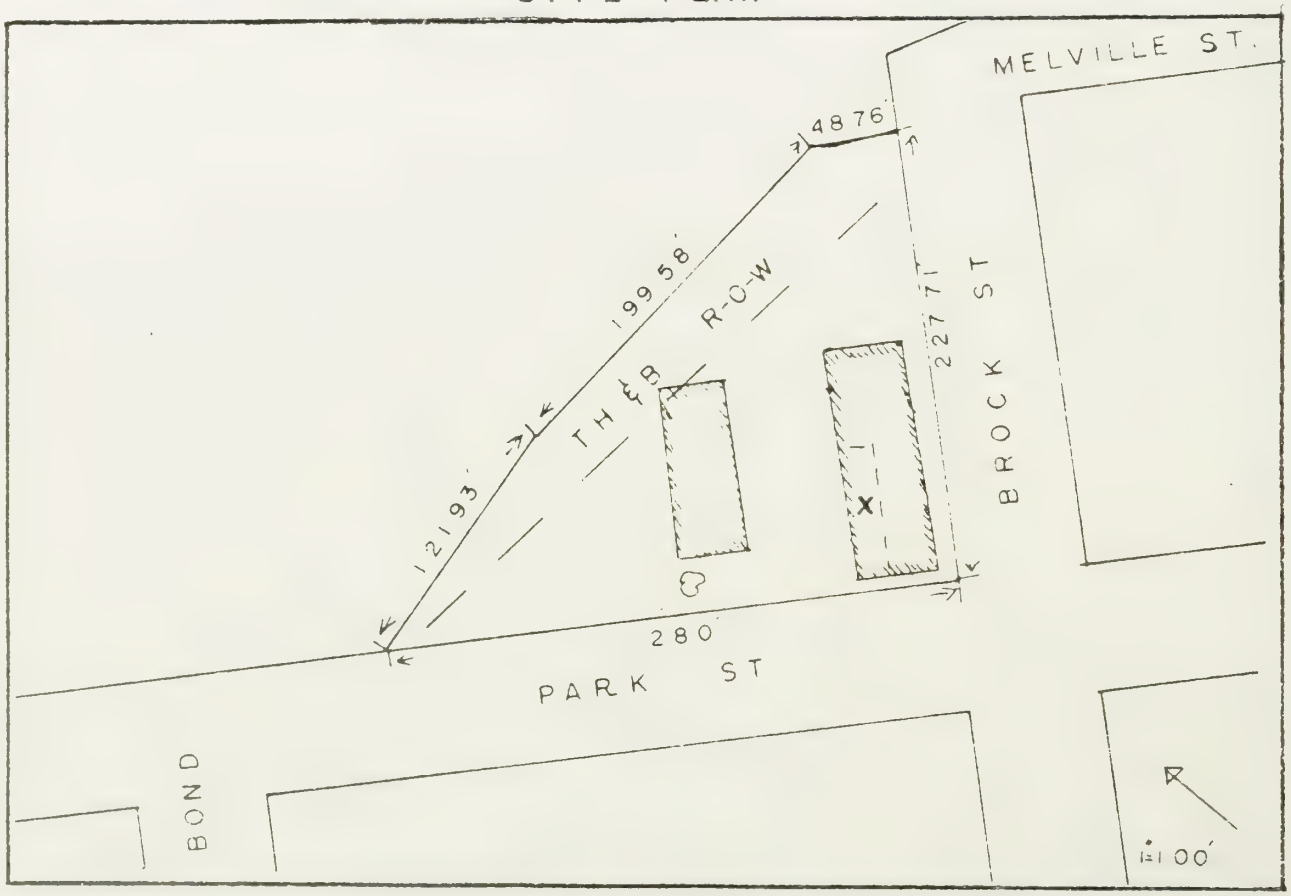


| NAME OF FIRM | WILCHAR CONSTRUCTION LTD. | | |
|---|---|---|---|
| ADDRESS | 341 Park BLDG. 4 | Zone M1 | Neighbourhood Colborne |
| Name of President | * | | |
| Product | * | | |
| Year of firm's establishment | * | on site * | Employees M* F |
| Tenure | owner X / tenant | Head office or Parent Company | * |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 160-28200 | RCP 1473 L 6 | 38,081 | 3,468 | 3,468 | 9% | 1:.09 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Totals | 38081 sqft<br>.874 ac<br>.354 ha | 3468 sqft<br>322 $m^2$ | 3468 sqft<br>322 $m^2$ | | |

Additional Comments: * no response tenants: Ministry of Government Services, Isbister Restoration

SITE PLAN



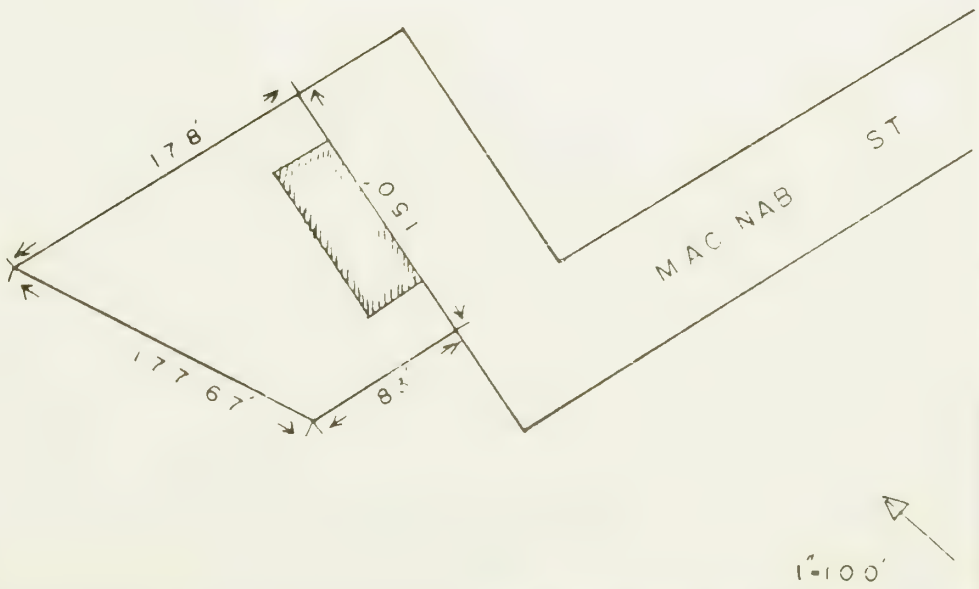
| NAME OF FIRM | WILKINSON ENTERPRISES LTD. | | |
|---|---|---|---|
| ADDRESS | 432 MacNab Street | Zone M3 | Neighbourhood Spencer |
| Name of President | Brian Wilkinson | | |
| Product | automotive body repair and paint shop | | |
| Year of firm's establishment ? | on site 1979 | Employees | M 6 F 0 |

| Tenure | owner | tenant | Head office or Parent Company |
|---|---|---|---|
| | X | | as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 140-41400 | RCP 1370 L8 | 19,558 | 2,879 | 2,879 | 15% | 1:.15 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Totals | 19,558 sqft<br>.449 ac<br>.181 ha | 2897 sqft<br>269.1 $m^2$ | 2897 sqft<br>269.1 $m^2$ | | |

Additional Comments:

SITE PLAN



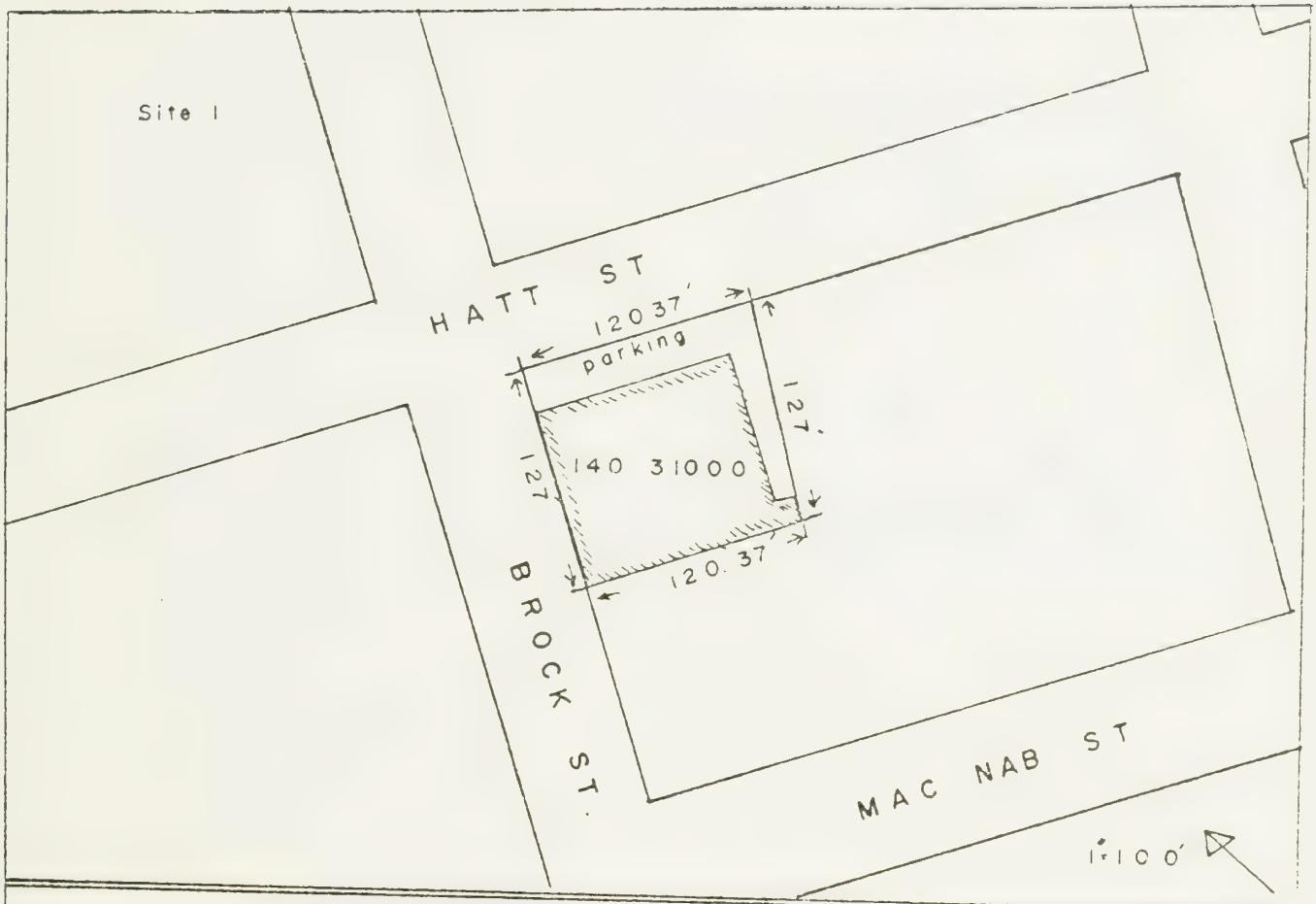
| NAME OF FIRM | WILSON LABORATORIES LTD. | | |
|---|---|---|---|
| ADDRESS | 334 Hatt Street | Zone M1/M3 | Neighbourhood Spencer |
| Name of President | Douglas Hale | | |
| Product | garden chemicals | | |
| Year of firm's establishment | 1880 | on site 1948 | Employees M 16 F 15 |
| Tenure | owner X | tenant | Head office or Parent Company as above |

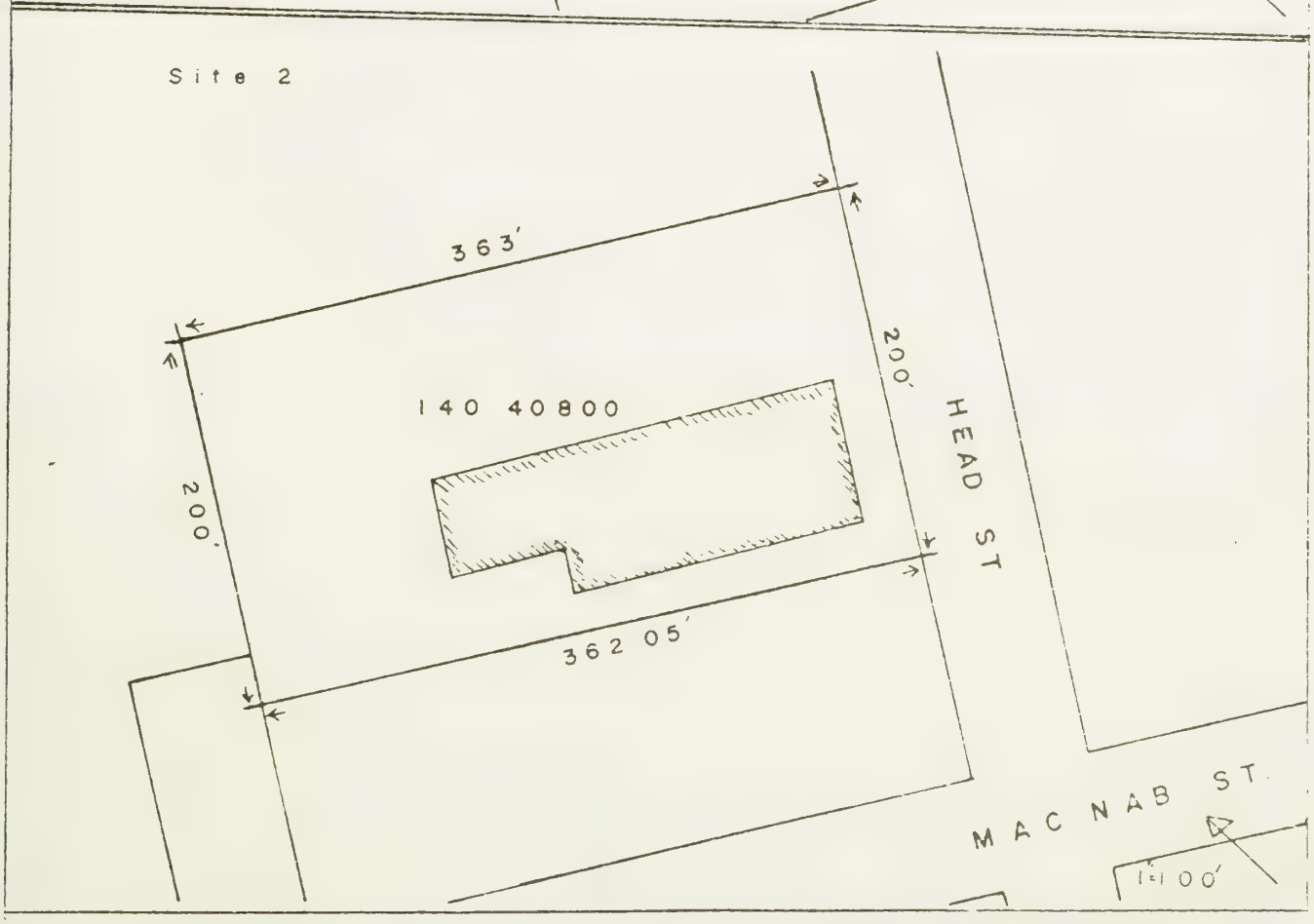
| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 140-31000 | P 111 to 13 L 14PT | 15,246 | 11,664 | 11,664 | 76% | 1:.76 |
| 140-40800 | RCP 1370 L 10 | 72,376 | 2,990 | 2,990 | 4% | 1:.04 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Totals | 87,642 sqft<br>2.01 ac<br>.813 ha | 14654 sqft<br>1361.3 $m^2$ | 14654 sqft<br>1361.3 $m^2$ | | |

Additional Comments:

SITE PLAN

see next page


Site 1
HATT ST
120 37'
parking
127'
127
140 31000
120.37'
BROCK ST.
MAC NAB ST
1"=100'

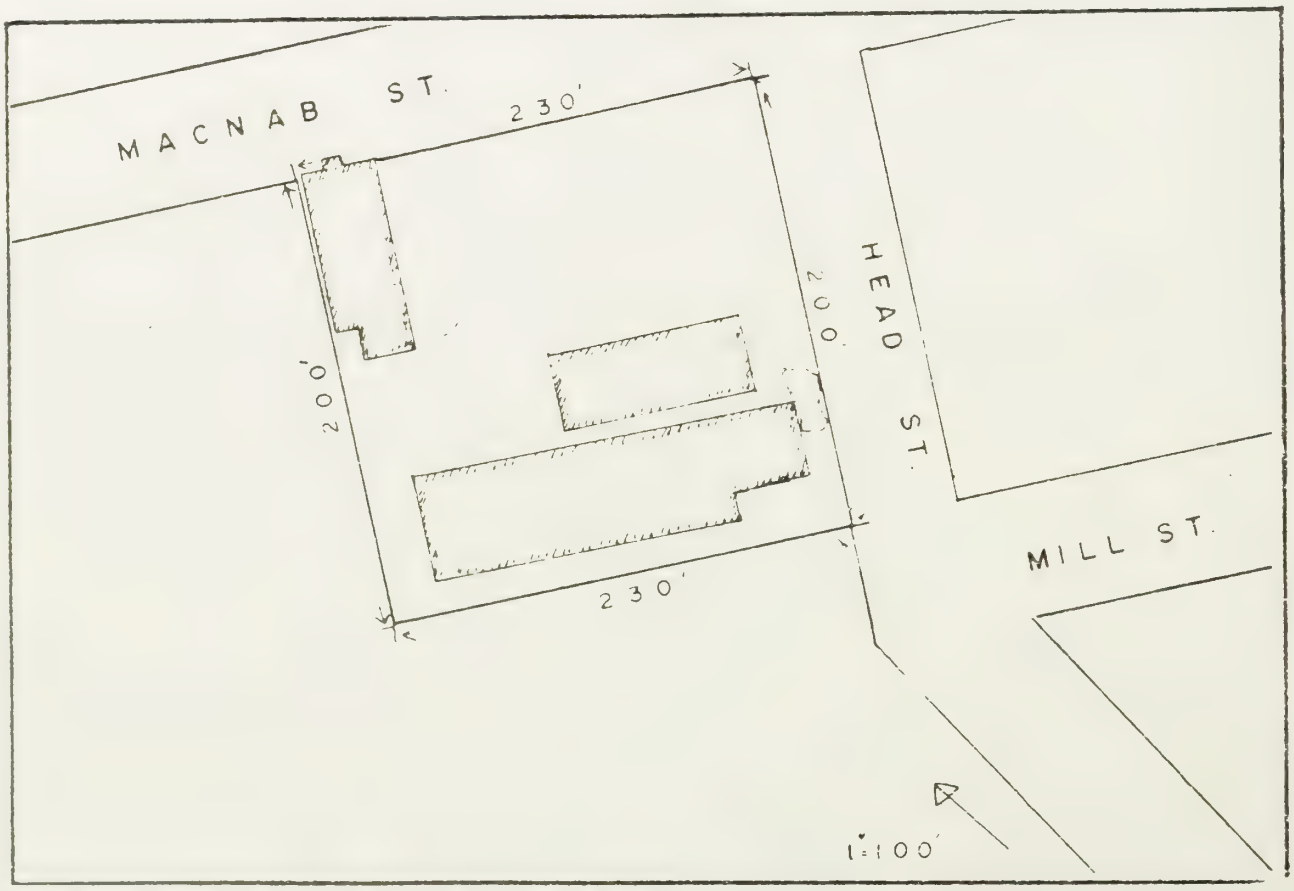

Site 2
363'
200'
140 40800
200'
HEAD ST
362 05'
MAC NAB ST.
1"=100'

| NAME OF FIRM | WRIGHT FOLDING BOX | | |
|---|---|---|---|
| ADDRESS 356 MacNab Street | | Zone M3 | Neighbourhood Spencer |
| Name of President | Kenneth Wright | | |
| Product | paper boxes | | |
| Year of firm's establishment 1948 | on site 1956 | Employees | M 18 / F 8 |
| Tenure | owner X / tenant | Head office or Parent Company | as above |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 140-4200 | RCP 1370 L14 | 55,190 | 17,379 | 18,044* | 31% | 1:.33 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | | 55190 sqft<br>1.267 ac<br>.513 ha | 17379 sqft<br>1614 $m^2$ | 18044 sqft<br>1676 $m^2$ | | |

Additional Comments: * office attached

SITE PLAN



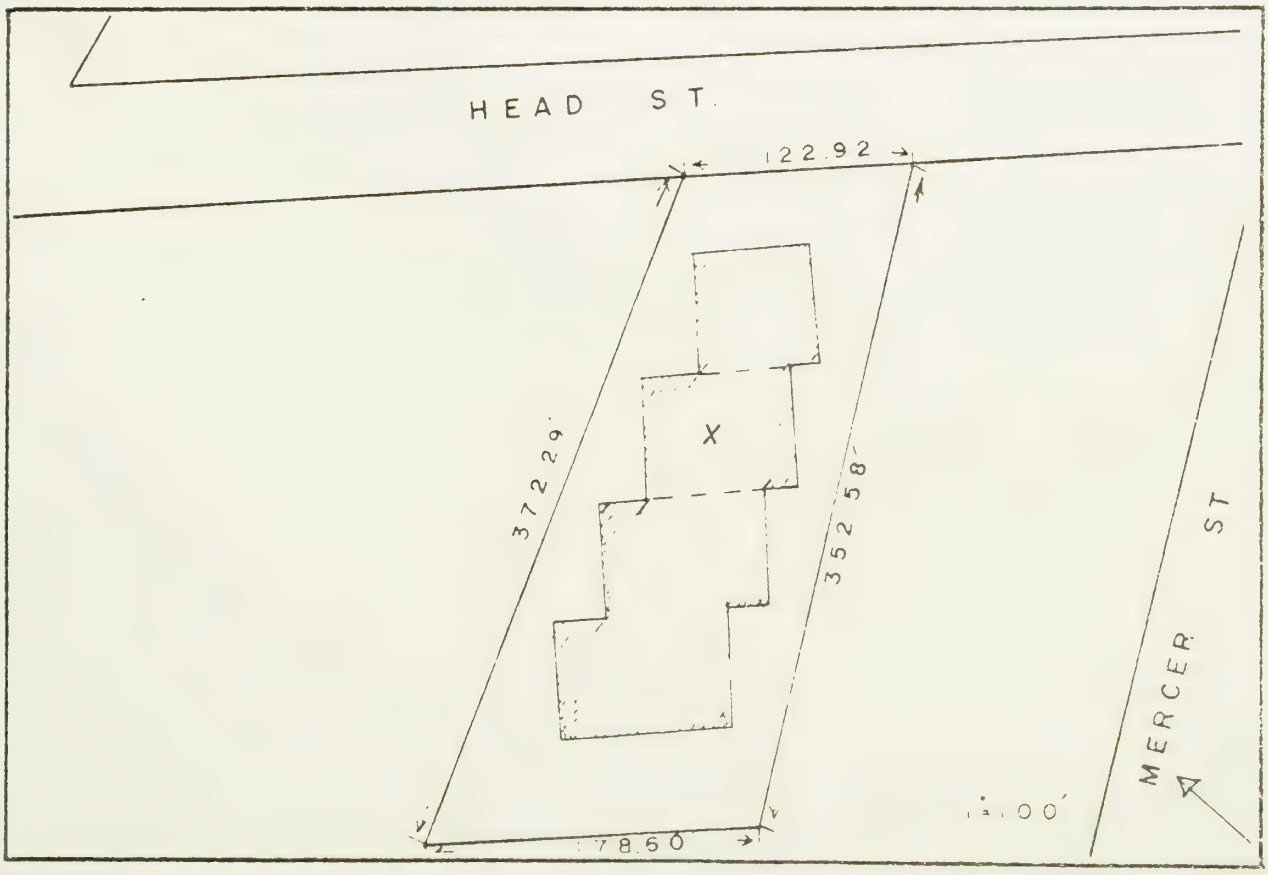
| NAME OF FIRM | ZABEL BROS. CONTRACTING | | |
|---|---|---|---|
| ADDRESS | 64 Head Street | Zone M1 | Neighbourhood Creighton West |
| Name of President | * | | |
| Product | * | | |
| Year of firm's establishment | * | on site * | Employees M F * |
| Tenure | owner X / tenant | Head office or Parent Company | * |

| Assessment Roll #(s) | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 140-42801 | RCP 1370 LOT | 47,219 | 19,631 | 19,631 | 41% | 1:.41 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Totals | 47219 sqft<br>1.084 ac<br>.438 ha | 19631 sqft<br>1823.7 $m^2$ | 19631 sqft<br>1823.7 $m^2$ | | |

Additional Comments: * no response

tenants: EURO-DRIVE CLUTCHES, E.J. SAUNDERS LTD.

SITE PLAN



## 3.2 Vacant Properties

NAME OF OWNER CORE SUPPLY CO. LTD.

ADDRESS of PROPERTY 60 Head

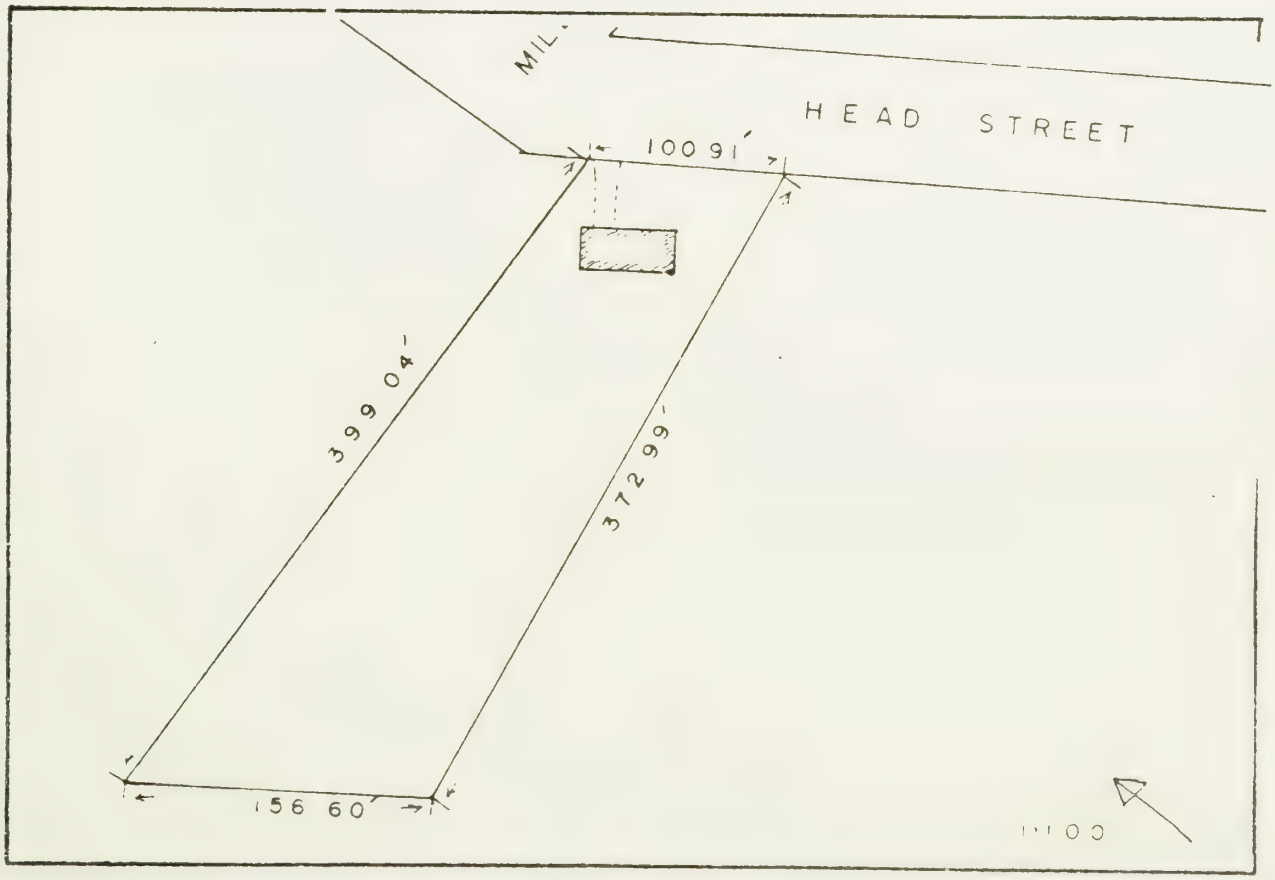
Zone M1

Neighbourhood Creighton West

| Assessment Roll # | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 140-42402 | RCP1370L6PT RP62R1536 Part 1 | 43,473 | 1,050 | 1,050 | 1% | 1:.01 |
| | | 43,473 sq.ft<br>.998 ac.<br>.404 ha | 1,050 sq.ft<br>97.5 $m^2$ | 1,050 sq.ft<br>97.5 $m^2$ | | |

Additional Comments

SITE PLAN



NAME OF OWNER James Vernon McKee

ADDRESS of PROPERTY Head Street

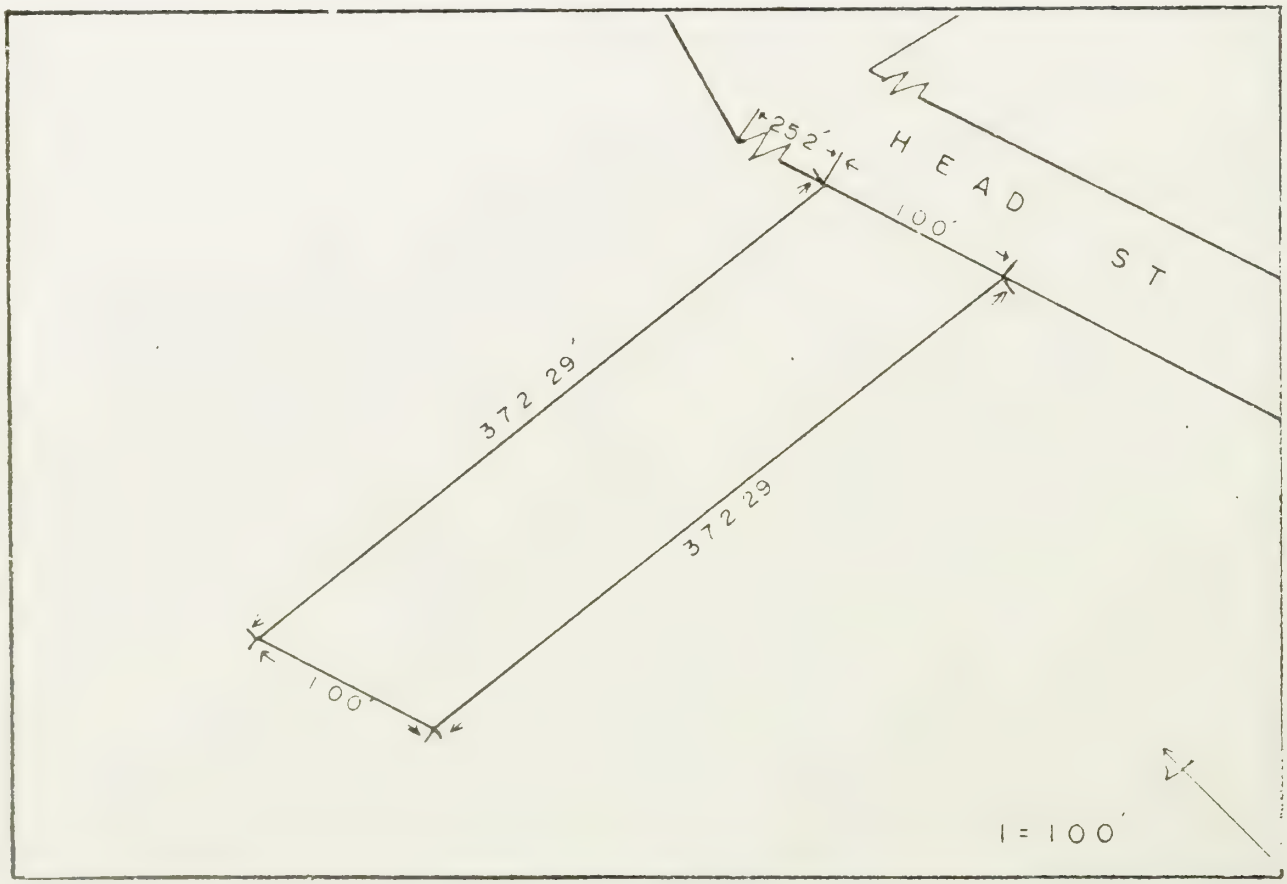
Zone M1

Neighbourhood Creighton West

| Assessment Roll # | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 140-42603 | RCP 1370 L6PT | 37,026 | -------- | -------- | --- | ---- |
| | | 37,026 sq.ft<br>.850 ac.<br>.344 ha | --- sq.ft<br>--- $m^2$ | ---sq.ft<br>--- $m^2$ | | |

Additional Comments

SITE PLAN



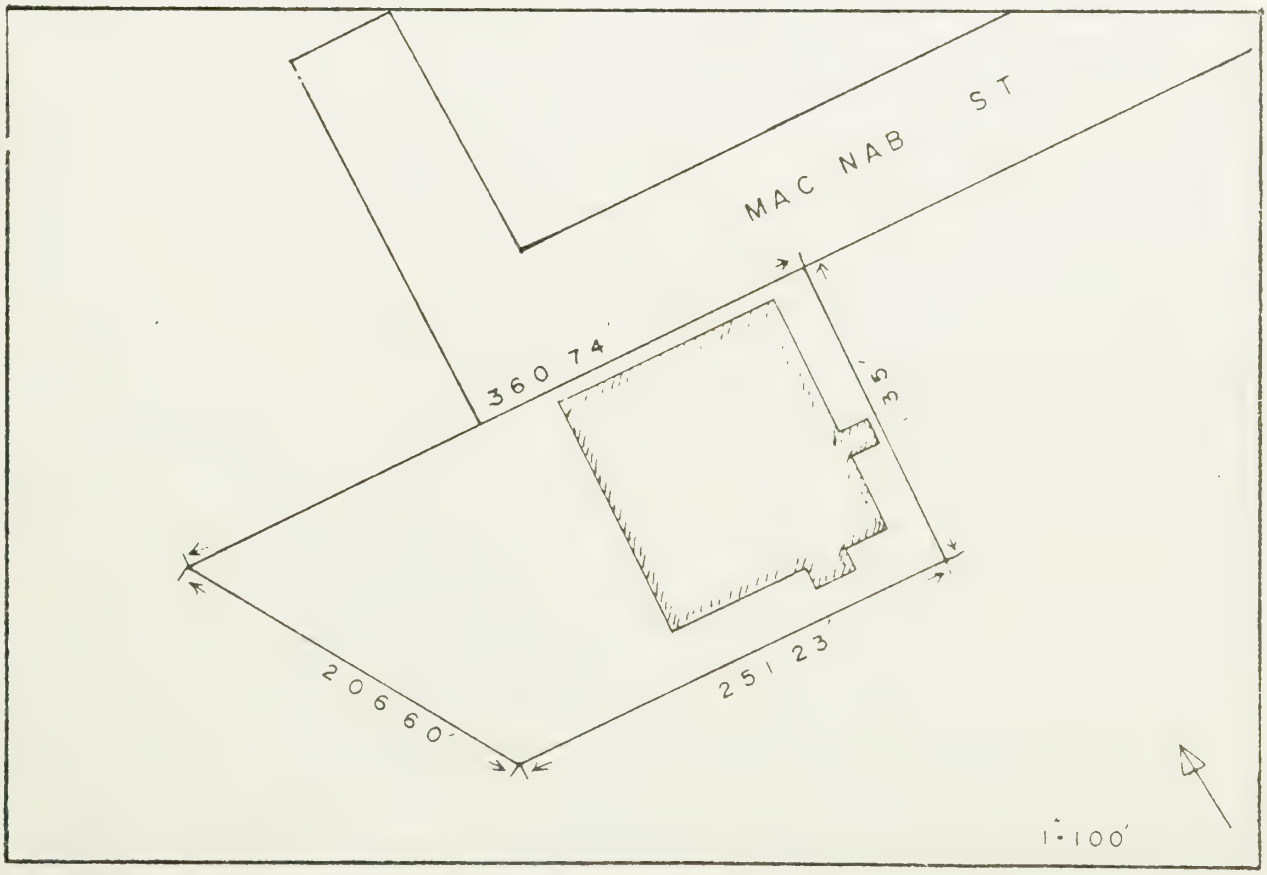
NAME OF OWNER TORONTO HEEL LTD.

| ADDRESS of PROPERTY 424 MacNab Street | Zone M3 | Neighbourhood Spencer |
|---|---|---|

| Assessment Roll # | Legal Description | Lot Area | Building Area | Gross Floor Area | Coverage | F.A.R. |
|---|---|---|---|---|---|---|
| 140-41800 | RCP 1370 L13 L6PT | 53,535 | 16,770 | 16,770 | 31% | 1:.31 |
| | | 53,535 sq.ft<br>1.229 ac.<br>.497 ha | 16,770 sq.ft<br>1,557.9 $m^2$ | 16,770 sq.ft<br>1,557.9 $m^2$ | | |

Additional Comments

SITE PLAN



# APPENDICES

A. Study Questionnaire

B. Standard Industrial Classification Manual

# APPENDIX A STUDY QUESTIONNAIRE

## C. CONCERNS OF LOCATION

C.1 Services: Transportation

| | Mode(s) | Frequency (time) | Travel Route |
|---|---|---|---|
| Onto Site | | | |
| From Site | | | |

C.2 Services:

Is your site serviced by: sanitary system Yes ____ No _____

storm sewers Yes ____ No _____

C.3 Are you generally satisfied with your site? Yes ____ No ____

If No - Why not? _____

_____

_____

_____

C.4 What are the advantages of your site?

_____

_____

_____

_____

C.5 What are the disadvantages of your site?

_____

_____

_____

_____

C.6 Do you have any plans for expansion? Yes _____ No _____

If yes - why? _____

_____

_____

where? _____

_____

when? _____

# INDUSTRIAL SURVEY QUESTIONNAIRE FOR DUNDAS - 1979

Name of Firm _____

Address _____ Phone: _____

Contact _____ Position _____

## A. OPERATIONAL CHARACTERISTICS

A.1 Product(s) _____

_____

A.2 Yr. of Establishment: Firm _____ Building _____

A.3 Number of Employees: M_____ F_____

A.4 Hours of operation: _____

A.5 Location and Name of Head Office _____

_____

## B. BUILDING AND SITE

B.1 Ownership of Site Yes _____ No _____

Ownership of Building Yes _____ No _____

Name of Owner of Building _____

_____

B.2 Total Acreage of Company _____

On how many sites? _____

B.3 Building Area _____ sq. ft.

On how many sites? _____

(% of Lot area covered by Buildings _____)

# Storeys _____

Gross floor area _____ sq. ft.

(floor area ratio _____)

C.7 Do you have any plans to relocate? Yes _____ No _____

If yes - why? _____

_____

_____

_____

where? _____

_____

when? _____

_____

# APPENDIX B STANDARD INDUSTRIAL CLASSIFICATION MANUAL

# TABLE OF CONTENTS


| | Page |
|---|---|
| Introduction | 7 |
| List of Groups and Classes | 17 |
| Descriptions of Industries: | |
| Division 1—Agriculture | 25 |
| Division 2—Forestry | 26 |
| Division 3—Fishing and Trapping | 26 |
| Division 4—Mines, Quarries and Oil Wells | 26 |
| Division 5—Manufacturing Industries | 28 |
| Major Group 1—Food and Beverage Industries | 28 |
| Major Group 2—Tobacco Products Industries | 29 |
| Major Group 3—Rubber Industries | 29 |
| Major Group 4—Leather Industries | 29 |
| Major Group 5—Textile Industries | 29 |
| Major Group 6—Knitting Mills | 30 |
| Major Group 7—Clothing Industries | 30 |
| Major Group 8—Wood Industries | 30 |
| Major Group 9—Furniture and Fixture Industries | 31 |
| Major Group 10—Paper and Allied Industries | 31 |
| Major Group 11—Printing, Publishing and Allied Industries | 31 |
| Major Group 12—Primary Metal Industries | 31 |
| Major Group 13—Metal Fabricating Industries | 32 |
| Major Group 14—Machinery Industries | 32 |
| Major Group 15—Transportation Equipment Industries | 33 |
| Major Group 16—Electrical Products Industries | 34 |
| Major Group 17—Non-Metallic Mineral Products Industries | 34 |
| Major Group 18—Petroleum and Coal Products Industries | 35 |
| Major Group 19—Chemical and Chemical Products Industries | 35 |
| Major Group 20—Miscellaneous Manufacturing Industries | 35 |
| Division 6—Construction Industry | 36 |
| Division 7—Transportation, Communication and Other Utilities | 37 |
| Division 8—Trade | 38 |
| Major Group 1—Wholesale Trade | 38 |
| Major Group 2—Retail Trade | 40 |
| Division 9—Finance, Insurance and Real Estate | 42 |
| Division 10—Community, Business and Personal Service Industries | 42 |
| Major Group 1—Education and Related Services | 42 |
| Major Group 2—Health and Welfare Services | 42 |
| Major Group 3—Religious Organizations | 43 |
| Major Group 4—Motion Picture and Recreational Services | 43 |
| Major Group 5—Services to Business Management | 43 |
| Major Group 6—Personal Services | 44 |
| Major Group 7—Miscellaneous Services | 44 |
| Division 11—Public Administration and Defence | 45 |
| Appendix I—List of Three- and Four-Digit Manufacturing Industries | 49 |
| Appendix II—Classification of Wholesalers by Type | 53 |
| Classified Index | 57 |
| Alphabetical Index | 179 |

DOMINION BUREAU OF STATISTICS

# STANDARD INDUSTRIAL CLASSIFICATION MANUAL

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## LIST OF GROUPS AND CLASSES

Ind. No.

### Division 1 – Agriculture

**Major Group 1 – Experimental and Institutional Farms**

001 Experimental and University Farms
003 Institutional Farms

**Major Group 2 – Small Agricultural Holdings**

006 Residential and Other Small Holdings

**Major Group 3 – Commercial Farms**

011 Livestock and Livestock Combination Farms
013 Field Crop and Field Crop Combination Farms
015 Fruit and Vegetable Farms
017 Other Crop and Livestock Combination Farms
019 Miscellaneous Specialty Farms

**Major Group 4 – Services Incidental to Agriculture**

021 Services Incidental to Agriculture

### Division 2 – Forestry

**Major Group 1 – Logging**

031 Logging

**Major Group 2 – Forestry Services**

039 Forestry Services

### Division 3 – Fishing and Trapping

**Major Group 1 – Fishing**

041 Fishing

**Major Group 2 – Fishery Services**

045 Fishery Services

**Major Group 3 – Hunting and Trapping**

047 Hunting and Trapping

### Division 4 – Mines (Including Milling), Quarries and Oil Wells

**Major Group 1 – Metal Mines**

051 Placer Gold Mines
052 Gold Quartz Mines
053 Copper-Gold-Silver Mines
054 Nickel-Copper Mines
055 Silver-Cobalt Mines
056 Silver-Lead-Zinc Mines
057 Uranium Mines
058 Iron Mines
059 Other Metal Mines

Ind. No.

### Division 4 – Mines (Including Milling), Quarries and Oil Wells – Concluded

**Major Group 2 – Mineral Fuels**

061 Coal Mines
063 Petroleum and Gas Wells
065 Natural Gas Processing Plants
066 Oil Shale and Bituminous Sand Pits

**Major Group 3 – Non-Metal Mines except Coal Mines**

071 Asbestos Mines
073 Gypsum Mines
077 Salt Mines
079 Other Non-Metal Mines

**Major Group 4 – Quarries and Sand Pits**

083 Stone Quarries
087 Sand Pits or Quarries

**Major Group 5 – Services Incidental to Mining**

092 Petroleum Prospecting
094 Other Prospecting
096 Contract Drilling for Petroleum
098 Other Contract Drilling
099 Other Services Incidental to Mining

### Division 5 – Manufacturing Industries

**Major Group 1 – Food and Beverage Industries**

Meat Products Industries

101 Slaughtering and Meat Processors
103 Poultry Processors

Dairy Products Industries

105 Dairy Factories
107 Process Cheese Manufacturers

Fish Products Industry

111 Fish Products Industry

Fruit and Vegetable Canners and Preservers

112 Fruit and Vegetable Canners and Preservers

Grain Mills

123 Feed Manufacturers
124 Flour Mills
125 Breakfast Cereal Manufacturers

Bakery Products Industries

128 Biscuit Manufacturers
129 Bakeries

Division 5 – Manufacturing Industries – Continued

Other Food Processors
131 Confectionery Manufacturers
133 Sugar Refineries
135 Vegetable Oil Mills
139 Miscellaneous Food Industries

Beverage Manufacturers
141 Soft Drink Manufacturers
143 Distilleries
145 Breweries
147 Wineries

**Major Group 2 – Tobacco Products Industries**
151 Leaf Tobacco Processing
153 Tobacco Products Manufacturers

**Major Group 3 – Rubber Industries**
161 Rubber Footwear Manufacturers
163 Tire and Tube Manufacturers
169 Other Rubber Industries

**Major Group 4 – Leather Industries**
172 Leather Tanneries
174 Shoe Factories
175 Leather Glove Factories
179 Luggage, Handbag and Small Leather Goods Manufacturers

**Major Group 5 – Textile Industries**

Cotton Yarn and Cloth Mills
183 Cotton Yarn and Cloth Mills

Woollen Mills
193 Wool Yarn Mills
197 Wool Cloth Mills

Synthetic Textile Mills
201 Synthetic Textile Mills

Other Primary Textile Mills
211 Fibre Preparing Mills
212 Thread Mills
213 Cordage and Twine Industry
214 Narrow Fabric Mills
215 Pressed and Punched Felt Mills
216 Carpet, Mat and Rug Industry
218 Textile Dyeing and Finishing Plants
219 Linoleum and Coated Fabrics Industry

Other Textile Industries
221 Canvas Products Industry
223 Cotton and Jute Bag Industry
229 Miscellaneous Textile Industries

Division 5 – Manufacturing Industries – Continued

**Major Group 6 – Knitting Mills**
231 Hosiery Mills
239 Other Knitting Mills

**Major Group 7 – Clothing Industries**
242 Custom Tailoring Shops
243 Men's Clothing Industry
244 Women's Clothing Industry
245 Children's Clothing Industry
246 Fur Goods Industry
247 Hat and Cap Industry
248 Foundation Garment Industry
249 Other Clothing Industries

**Major Group 8 – Wood Industries**
251 Sawmills
252 Veneer and Plywood Mills
254 Sash and Door and Planing Mills
256 Wooden Box Factories
258 Coffin and Casket Industry
259 Miscellaneous Wood Industries

**Major Group 9 – Furniture and Fixture Industries**
261 Household Furniture Industry
264 Office Furniture Industry
266 Other Furniture Industries
268 Electric Lamp and Shade Industry

**Major Group 10 – Paper and Allied Industries**
271 Pulp and Paper Mills
272 Asphalt Roofing Manufacturers
273 Paper Box and Bag Manufacturers
274 Other Paper Converters

**Major Group 11 – Printing, Publishing and Allied Industries**
286 Commercial Printing
287 Engraving, Stereotyping and Allied Industries
288 Publishing Only
289 Printing and Publishing

**Major Group 12 – Primary Metal Industries**
291 Iron and Steel Mills
292 Steel Pipe and Tube Mills
294 Iron Foundries
295 Smelting and Refining
296 Aluminum Rolling, Casting and Extruding
297 Copper and Alloy Rolling, Casting and Extruding
298 Metal Rolling, Casting and Extruding, n.e.s.

Division 5 — Manufacturing Industries — Continued

Major Group 13 — Metal Fabricating Industries (except Machinery and Transportation Equipment Industries)

301 Boiler and Plate Works
302 Fabricated Structural Metal Industry
303 Ornamental and Architectural Metal Industry
304 Metal Stamping, Pressing and Coating Industry
305 Wire and Wire Products Manufacturers
306 Hardware, Tool and Cutlery Manufacturers
307 Heating Equipment Manufacturers
308 Machine Shops
309 Miscellaneous Metal Fabricating Industries

Major Group 14 — Machinery Industries (except electrical machinery)

311 Agricultural Implement Industry
315 Miscellaneous Machinery and Equipment Manufacturers
316 Commercial Refrigeration and Air Conditioning Equipment Manufacturers
318 Office and Store Machinery Manufacturers

Major Group 15 — Transportation Equipment Industries

321 Aircraft and Parts Manufacturers
323 Motor Vehicle Manufacturers
324 Truck Body and Trailer Manufacturers
325 Motor Vehicle Parts and Accessories Manufacturers
326 Railroad Rolling Stock Industry
327 Shipbuilding and Repair
328 Boatbuilding and Repair
329 Miscellaneous Vehicle Manufacturers

Major Group 16 — Electrical Products Industries

331 Manufacturers of Small Electrical Appliances
332 Manufacturers of Major Appliances (electric and non-electric)
334 Manufacturers of Household Radio and Television Receivers
335 Communications Equipment Manufacturers
336 Manufacturers of Electrical Industrial Equipment
337 Battery Manufacturers
338 Manufacturers of Electric Wire and Cable
339 Manufacturers of Miscellaneous Electrical Products

Major Group 17 — Non-Metallic Mineral Products Industries

341 Cement Manufacturers
343 Lime Manufacturers
345 Gypsum Products Manufacturers
347 Concrete Products Manufacturers
348 Ready-Mix Concrete Manufacturers
351 Clay Products Manufacturers
352 Refractories Manufacturers
353 Stone Products Manufacturers
354 Mineral Wool Manufacturers

Division 5 — Manufacturing Industries — Concluded

355 Asbestos Products Manufacturers
356 Glass and Glass Products Manufacturers
357 Abrasives Manufacturers
359 Other Non-Metallic Mineral Products Industries

Major Group 18 — Petroleum and Coal Products Industries

365 Petroleum Refineries
369 Other Petroleum and Coal Products Industries

Major Group 19 — Chemical and Chemical Products Industries

371 Explosives and Ammunition Manufacturers
372 Manufacturers of Mixed Fertilizers
373 Manufacturers of Plastics and Synthetic Resins
374 Manufacturers of Pharmaceuticals and Medicines
375 Paint and Varnish Manufacturers
376 Manufacturers of Soap and Cleaning Compounds
377 Manufacturers of Toilet Preparations
378 Manufacturers of Industrial Chemicals
379 Other Chemical Industries

Major Group 20 — Miscellaneous Manufacturing Industries

381 Scientific and Professional Equipment Manufacturers
382 Jewellery and Silverware Manufacturers
383 Broom, Brush and Mop Industry
384 Venetian Blind Manufacturers
385 Plastic Fabricators, n.e.s.
393 Sporting Goods and Toy Industry
395 Fur Dressing and Dyeing Industry
397 Signs and Displays Industry
399 Miscellaneous Manufacturing Industries, n.e.s.

Division 6 — Construction Industry

Major Group 1 — General Contractors

404 Building Construction
406 Highway, Bridge and Street Construction
409 Other Construction

Major Group 2 — Special-Trade Contractors

421 Special-Trade Contractors

Division 7 — Transportation, Communication and Other Utilities

Major Group 1 — Transportation

501 Air Transport
502 Services Incidental to Air Transport
504 Water Transport
505 Services Incidental to Water Transport
506 Railway Transport

Division 7 — Transportation, Communication and Other Utilities — Concluded

507 Truck Transport
508 Bus Transport, Interurban and Rural
509 Urban Transit Systems
512 Taxicab Operations
515 Pipeline Transport
516 Highway and Bridge Maintenance
517 Other Services Incidental to Transport
519 Other Transportation

Major Group 2 — Storage
524 Grain Elevators
527 Other Storage and Warehousing

Major Group 3 — Communication
543 Radio and Television Broadcasting
544 Telephone Systems
545 Telegraph and Cable Systems
548 Post Office

Major Group 4 — Electric Power, Gas and Water Utilities
572 Electric Power
574 Gas Distribution
576 Water Systems
579 Other Utilities

Division 8 — Trade

Major Group 1 — Wholesale Trade
602 Wholesalers of Livestock
604 Wholesalers of Grain
606 Wholesalers of Coal and Coke
608 Wholesalers of Petroleum Products
611 Wholesalers of Paper and Paper Products
613 Wholesalers of General Merchandise
614 Wholesalers of Food
615 Wholesalers of Tobacco Products
616 Wholesalers of Drugs and Toilet Preparations
617 Wholesalers of Apparel and Dry Goods
618 Wholesalers of Furniture and House Furnishings
619 Wholesalers of Motor Vehicles and Accessories
621 Wholesalers of Electrical Machinery Equipment and Supplies
622 Wholesalers of Farm Machinery and Equipment
623 Wholesalers of Machinery and Equipment, n.e.s.
624 Wholesalers of Hardware, Plumbing and Heating Equipment
625 Wholesalers of Metal and Metal Products, n.e.s.
626 Wholesalers of Lumber and Building Materials
627 Wholesalers of Scrap and Waste Materials
629 Wholesalers, n.e.s.

Division 8 — Trade — Concluded

Major Group 2 — Retail Trade

Food Stores
631 Food Stores

General Merchandise Stores
642 Department Stores
647 Variety Stores
649 Other General Merchandise Stores

Retailers of Automotive Products
652 Accessory, Parts, Tire and Battery Shops
654 Gasoline Service Stations
656 Motor Vehicle Dealers
658 Motor Vehicle Repair Shops

Apparel and Shoe Stores
663 Shoe Stores
665 Men's Clothing Stores
667 Women's Ready-to-Wear Stores
669 Clothing and Dry Goods Stores, n.e.s.

Hardware Stores
673 Hardware Stores

Household Furniture and Appliance Stores
676 Household Furniture and Appliance Stores
678 Radio, Television and Electrical Appliance Repair Shops

Drug Stores
681 Drug Stores

Other Retail Stores
691 Book and Stationery Stores
692 Florists' Shops
693 Fuel Dealers
694 Jewellery Stores
695 Watch and Jewellery Repair Shops
696 Liquor, Wine and Beer Stores
697 Tobacconists
699 Retail Stores, n.e.s.

Division 9 — Finance, Insurance and Real Estate

Major Group 1 — Financial Institutions
702 Savings and Credit Institutions
704 Investment Companies and Security Dealers

Major Group 2 — Insurance and Real Estate Industries
731 Insurance Carriers
735 Insurance and Real Estate Agencies
737 Real Estate Operators

**Division 10 — Community, Business and Personal Service Industries**

**Major Group 1 — Education and Related Services**

801 Elementary and Secondary Schools
803 Vocational Schools
805 Universities and Colleges
807 Libraries, Museums and Other Repositories
809 Education and Related Services, n.e.s.

**Major Group 2 — Health and Welfare Services**

821 Hospitals
823 Offices of Physicians
825 Offices of Dentists
827 Other Health Services
828 Welfare Organizations

**Major Group 3 — Religious Organizations**

831 Religious Organizations

**Major Group 4 — Motion Picture and Recreational Services**

851 Motion Picture Theatres and Film Exchanges
853 Bowling Alleys and Billiard Parlours
859 Other Recreational Services

**Major Group 5 — Services to Business Management**

861 Accountancy Service
862 Advertising Service
864 Engineering and Scientific Service
866 Legal Service
869 Other Services to Business Management

**Major Group 6 — Personal Services**

871 Shoe Repair Shops
872 Barber and Beauty Shops
873 Private Households
874 Laundries, Cleaners and Pressers

**Division 10 — Community, Business and Personal Service Industries — Concluded**

875 Hotels, Restaurants and Taverns
876 Lodging Houses and Residential Clubs
877 Funeral Directors
878 Dressmaking
879 Other Personal Services

**Major Group 7 — Miscellaneous Services**

891 Labour Organizations and Trade Associations
893 Photography
894 Blacksmithing and Welding Shops
896 Miscellaneous Repair Shops
897 Services to Buildings and Dwellings
899 Other Miscellaneous Services

**Division 11 — Public Administration and Defence**

**Major Group 1 — Federal Administration**

902 Defence Services
909 Other Federal Administration

**Major Group 2 — Provincial Administration**

931 Provincial Administration

**Major Group 3 — Local Administration**

951 Local Administration

**Major Group 4 — Other Government Offices**

991 Other Government Offices

**Division 12 — Industry Unspecified or Undefined**

999 Unspecified or Undefined

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